



1 Cranbourne Road

Church

Offers in the Region of: £190,000



**Pendle Hill
Properties**



*1 Cranbourne Drive, Church
£190,000 Offers in the
Region of*

A great opportunity to purchase this four-bedroom semi-detached property, briefly comprising a lounge, kitchen, dining room, four bedrooms, bathroom, rear garden, garage, and driveway.



LOUNGE

A spacious lounge briefly comprises carpeted flooring, gas fire with wooden mantle, two radiators, ceiling light points, and four double-glazed windows, two to the front of the property and two to the rear.

KITCHEN

A fully fitted kitchen with a range of base and wall-mounted units with complimentary laminate worktops briefly comprises an integrated oven with a four-ring electric hob with overhead extractor, stainless steel sink with drainers, and mixer tap, tiled splashback, space for a washing machine, and fridge, laminate flooring, ceiling light point, radiator, double-glazed windows to the rear, and a upvc door to the rear.

DINING ROOM

A spacious dining room briefly comprises carpeted flooring, a radiator, a gas fire with a wooden mantle, a ceiling light point, and a large, double-glazed bay window to the front.

BEDROOM ONE

A spacious double bedroom with double-glazed windows overlooking the front and side of the property briefly comprises carpeted flooring, a ceiling light point, and a radiator.

BEDROOM TWO

A second double bedroom with a double-glazed window overlooking the rear briefly comprises carpeted flooring, a ceiling light point, and a radiator.

BATHROOM

A bathroom briefly comprises a shower with overhead attachment, low level wc, storage basin sink, radiator, laminate flooring, frosted window, and ceiling light point.

BEDROOM THREE

The third bedroom boasts carpeted flooring, a double-glazed window to the front of the property, a ceiling light point, and a radiator.

BEDROOM FOUR

The fourth bedroom briefly comprises carpeted flooring, a radiator, a ceiling light point, and a double-glazed window to the front.

EXTERNAL

The property boasts a large front garden, with a rear garden providing access to the garage.

ADDITIONAL INFORMATION

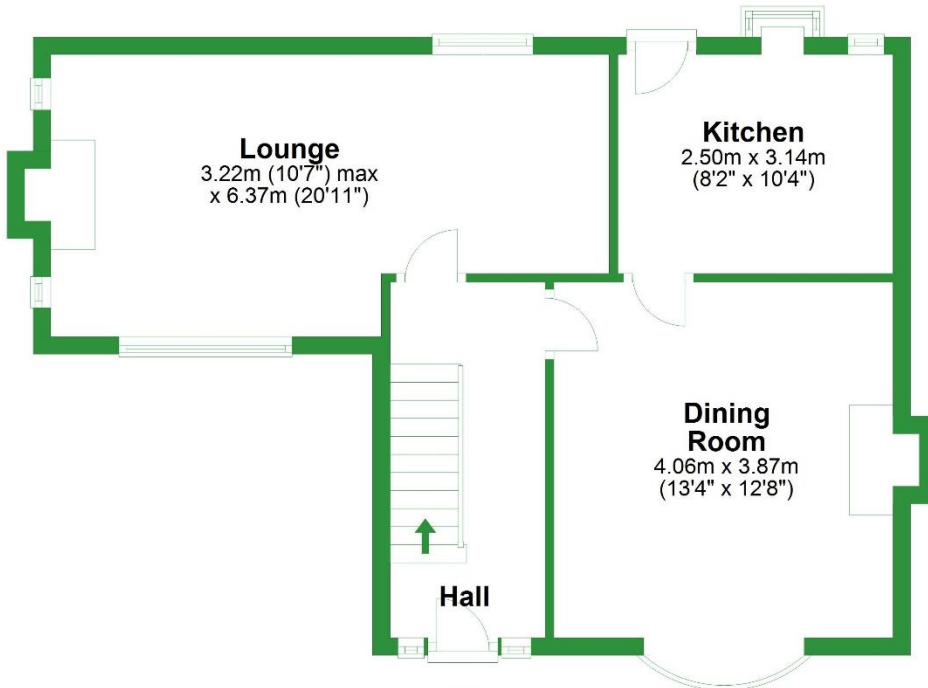
Tenure = Freehold

Council Tax Band = D



Ground Floor

Approx. 51.0 sq. metres (549.3 sq. feet)



Total area: approx. 101.9 sq. metres (1096.7 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

First Floor

Approx. 50.9 sq. metres (547.4 sq. feet)



Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



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