



*46 Bluebell Way
Huncoat*

Offers in the Region of: £299,950



**Pendle Hill
Properties**



46 Bluebell Way, Huncoat
**£299,950 Offers in the
Region of**

A well-presented four-bedroom detached property in Huncoat briefly comprises a lounge, kitchen/dining room, utility room, downstairs wc, master bedroom with en suite, a second bedroom with en-suite, two further bedrooms, bathroom, rear garden, driveway and garage.



LOUNGE

A spacious lounge briefly comprises an electric fire with mantle, laminate wood flooring, ceiling light point, radiator, and a large, double-glazed window to front.

KITCHEN/DINING ROOM

A fully fitted kitchen with a range of base and wall-mounted units with complimentary granite worktops briefly comprises a four-ring induction hob with overhead extractor, stainless steel sink with drainers and mixer tap, integrated oven, dishwasher, space for a fridge-freezer, laminate wood flooring, ceiling spotlights, and a large double-glazed window to the rear.

The dining room briefly comprises laminate wood flooring, ceiling spotlights, a radiator, and a large bay window with double-glazed double doors into the garden.

UTILITY ROOM

The utility room briefly comprises floor-mounted units with laminate worktops, space for a washing machine and dryer, laminate wood flooring, ceiling light point, radiator, and a upvc door to the side.

DOWNSTAIRS WC

The downstairs WC briefly comprises laminate wood flooring, a pedestal sink, a low-level WC, a radiator, a ceiling light point, and a frosted window to the side of the property.

MASTER BEDROOM WITH EN-SUITE

Located on the first floor, the master bedroom boasts carpeted flooring, a ceiling light point, a radiator, integrated wardrobes, and two double-glazed windows to the front and side.

The en suite briefly comprises vinyl flooring, a walk-in shower with overhead rainfall attachment, a low-level WC, a storage basin sink, a towel warmer, ceiling spotlights, and a frosted window to the front.

BEDROOM TWO WITH EN SUITE

A second double bedroom briefly comprises laminate wood flooring, a ceiling light point, a radiator, and a large, double-glazed window to the rear of the property.

The en-suite briefly comprises vinyl flooring, a pedestal sink, a shower with overhead attachment, a low-level WC, a radiator, and a ceiling light point.

BATHROOM

The bathroom briefly comprises vinyl flooring, a bath with shower attachment, a pedestal sink, a low-level WC, a radiator, a ceiling light point, and a frosted window to the rear.

BEDROOM THREE

The third bedroom boasts laminate wood flooring, integrated wardrobes, a radiator, a ceiling light point, and a double-glazed window to the rear.

BEDROOM FOUR

The fourth bedroom, currently utilised as a dressing room briefly comprises laminate wood flooring, a radiator, a ceiling light point, and a double-glazed window to the front.

EXTERNAL

To the rear of the property is a large patio area with a garden.

To the front of the property is a garage and driveway with additional parking to the side of the property.

ADDITIONAL INFORMATION

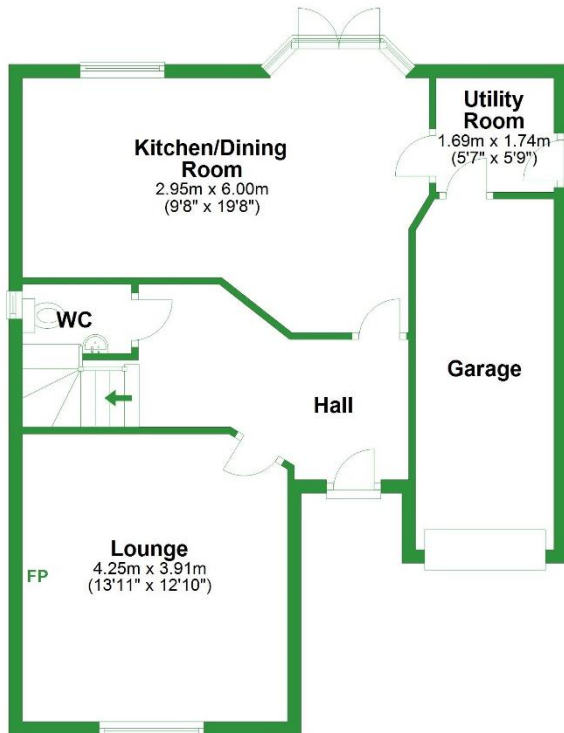
Tenure = Freehold

Council Tax Band = D



Ground Floor

Approx. 62.9 sq. metres (676.9 sq. feet)

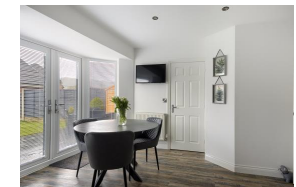
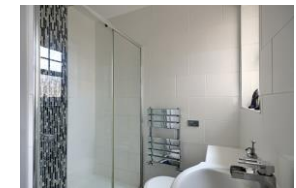
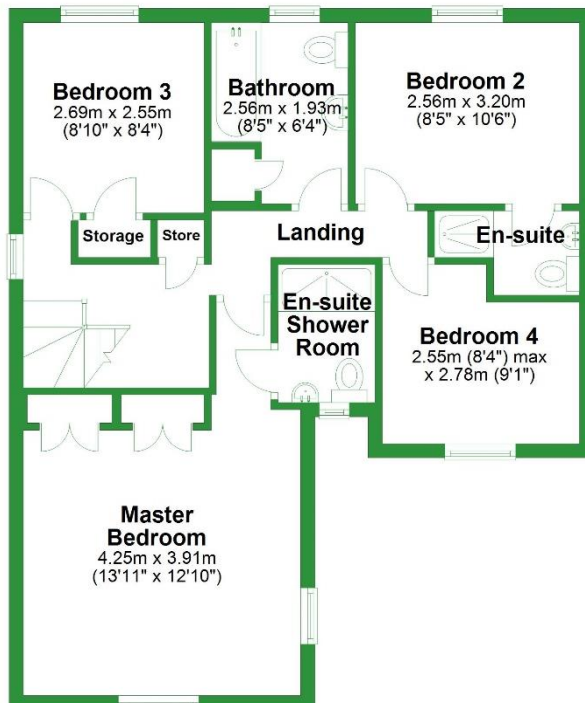


Total area: approx. 122.7 sq. metres (1321.1 sq. feet)

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

First Floor

Approx. 59.8 sq. metres (644.2 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).



Pendle Hill Properties

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