



*7 Park Gate Close
Hapton*

Offers in the Region of: £219,950



**Pendle Hill
Properties**



*7 Park Gate Close, Hapton
£219,950 Offers in the
Region of*

A modern three-bedroom detached property located in Hapton briefly comprises a lounge, kitchen/dining room, downstairs WC, three bedrooms, bathroom, rear and front garden and a driveway.



LOUNGE

A spacious lounge briefly comprises carpeted flooring, a ceiling light point, a radiator, and a double-glazed window to the front.

KITCHEN/DINING ROOM

A fully fitted kitchen with a range of base and wall-mounted units with complimentary laminate worktops briefly comprises a four-ring electric hob with overhead extractor, stainless steel sink with drainers and mixer tap, integrated fridge-freezer, oven, dishwasher, washer-dryer, a radiator, laminate flooring, ceiling spotlights, and light point, a large double-glazed window and double-glazed double doors to the rear.

DOWNSTAIRS WC

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

BEDROOM ONE

Located on the first floor, the main bedroom boasts carpeted flooring, a ceiling light point, a radiator, fitted wardrobes, and a double-glazed window to the front.

BEDROOM TWO

A double bedroom briefly comprises carpeted flooring, fitted wardrobes, a ceiling light point, a radiator, and a double-glazed window to the rear of the property.

BATHROOM

The bathroom briefly comprises vinyl flooring, a bath with an overhead 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 carpeted flooring, a radiator, radiator, ceiling light point, and a double-glazed window to the front.

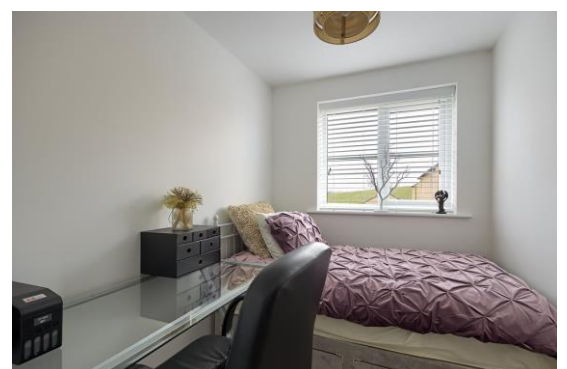
EXTERNAL

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

ADDITIONAL INFORMATION

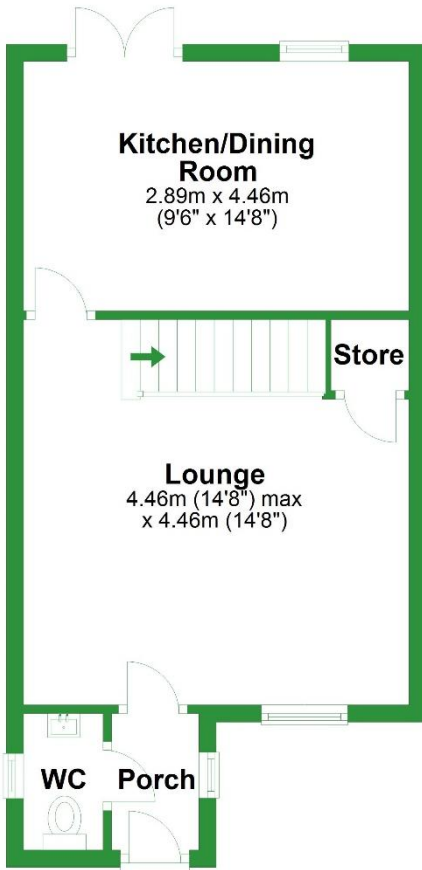
Tenure = Freehold

Council Tax Band = C



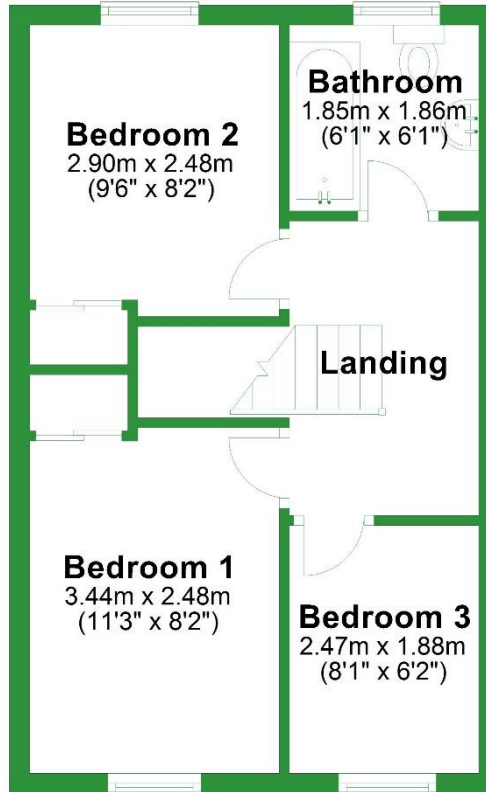
Ground Floor

Approx. 36.6 sq. metres (394.4 sq. feet)



First Floor

Approx. 32.6 sq. metres (350.6 sq. feet)



Total area: approx. 69.2 sq. metres (744.9 sq. feet)

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

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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Properties**

Read: 154 Whalley Road Read BB12 7PN 01282 772048

Longridge: 74 Berry Lane Longridge PR3 3WH 01772 319421

e. info@pendlehillproperties.co.uk

w. www.pendlehillproperties.co.uk