



## *3 South View Simonstone*

*Offers in the Region of: £309,950*



**Pendle Hill  
Properties**



*3 South View, Simonstone*  
*£309,950 Offers in the*  
*Region of*

A well-presented three-storey home in the highly sought-after Whins Lane area of Simonstone, briefly comprises a lounge/dining room, kitchen, three bedrooms, bathroom, separate WC, front garden, and garage to the rear.



## LOUNGE/DINING ROOM

A spacious lounge briefly comprises a Stovax multi-fuel fire with mantle, carpeted flooring, wall mounted and ceiling light points, radiator, and a large, double-glazed window to front.

The dining room briefly comprises carpeted flooring, wall-mounted and ceiling light points, a radiator, and a double-glazed window to the rear.

## KITCHEN

A fully fitted kitchen with a range of base and wall-mounted units with complimentary granite worktops briefly comprises a four-ring ceramic hob with overhead NEFF extractor, ceramic sink with mixer tap, integrated NEFF fridge, NEFF oven, NEFF dishwasher, washing machine, tiled flooring, ceiling spotlights, two large double-glazed windows to the side and rear, and a stable door to the rear.

## BEDROOM ONE

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

## BEDROOM TWO

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

## BATHROOM

The bathroom briefly comprises tiled flooring, a jacuzzi bath, walk-in shower with an overhead shower attachment, a pedestal sink, towel warmer, ceiling spotlights, and a nook above the bath.

## WC

The separate WC briefly comprises a low-level wc, tiled flooring, storage basin sink, ceiling light point, and a frosted window to the rear.

## BEDROOM THREE

Located on the second floor, the third bedroom boasts laminate wood flooring, a radiator, eaves storage, a Ceiling light point, and a large, double-glazed window to the rear.

## EXTERNAL

To the rear of the property is a shared area providing access into to the garage.

To the front of the property is a tiered patio and garden across three levels.

## ADDITIONAL INFORMATION

Tenure = Freehold

Council Tax Band = D

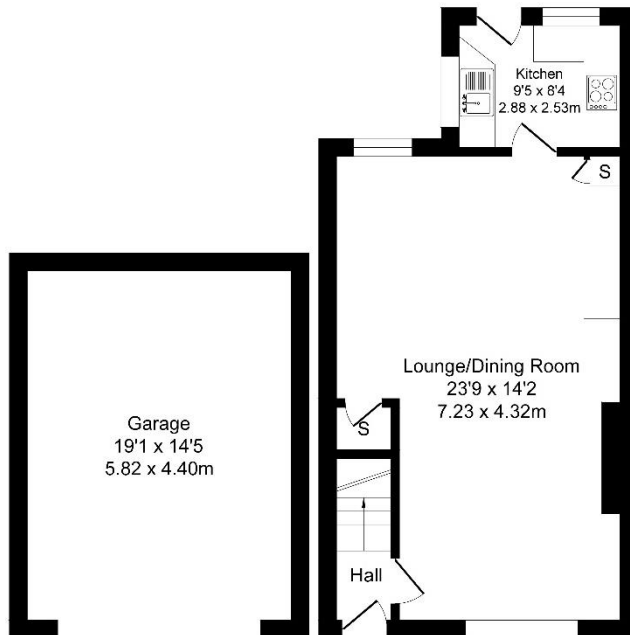
There is a septic tank at the property which is run by United Utilities.

The heating system is electric.



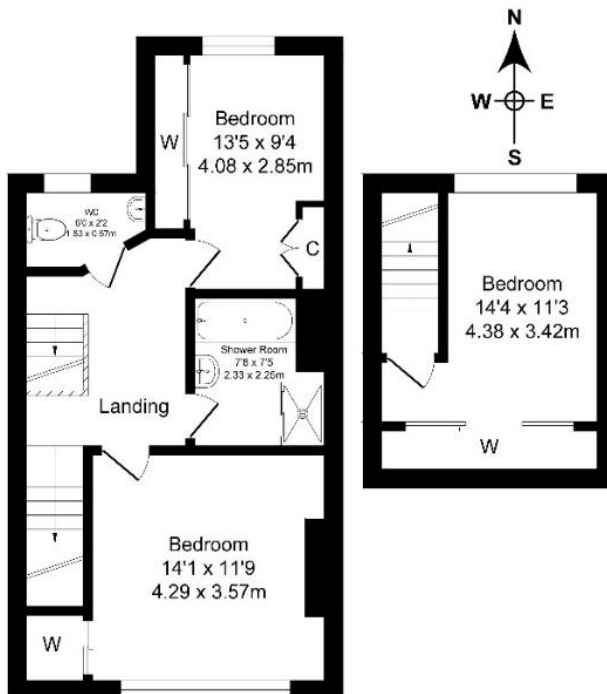
South View, Whins Lane, Simonstone  
 Total Approx. Floor Area 1346 Sq.ft. (125.1 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



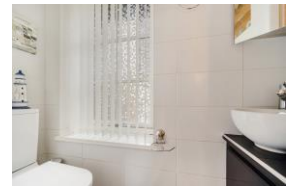
**Garage**  
 Approx. Floor Area 276 Sq.Ft (25.6 Sq.M.)

**Ground Floor**  
 Approx. Floor Area 455 Sq.Ft (42.3 Sq.M.)



**First Floor**  
 Approx. Floor Area 455 Sq.Ft (42.3 Sq.M.)

**Second Floor**  
 Approx. Floor Area 160 Sq.Ft (14.9 Sq.M.)



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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