



404 Gisburn Road

Blacko

Offers in the Region of: £215,000



**Pendle Hill
Properties**



404 Gisburn Road, Blacko
£215,000 Offers in the
Region of

An end-terrace property in the highly sought-after village of Blacko, briefly comprises a lounge, dining/reception room, kitchen, two bedrooms, shower room, a bedroom with en-suite, and a rear storeroom.



DINING ROOM/RECEPTION ROOM

Located on the lower ground floor of the property, the dining/reception room briefly comprises carpeted flooring, wall mounted lights, a radiator, fireplace with a multi-fuel burner, and a double-glazed window to the front.

KITCHEN

A fully fitted kitchen with a range of base and wall-mounted units with complimentary hardwood worktops briefly comprises a four-ring electric hob with overhead extractor, stainless steel sink with drainers and mixer tap, two integrated ovens, space for a washing machine and fridge-freezer, vinyl flooring, two ceiling light points, a radiator, double-glazed window and a upvc door to the rear.

LOUNGE

Located on the ground floor, the lounge briefly comprises hardwood flooring, a radiator, wall-mounted light points, a York stone fireplace with an open fire, and a double-glazed bay window to the front of the property.

BEDROOM ONE

A double bedroom briefly comprises carpeted flooring, a radiator, a mounted light point, integrated storage, and wardrobes, and a double-glazed window overlooking the front.

BEDROOM TWO

A second double bedroom briefly comprises carpeted flooring, a radiator, a feature fireplace, a wall-mounted light point, and a double-glazed window to the rear.

SHOWER ROOM

The shower room briefly comprises a walk-in shower with overhead attachment, low-level WC, pedestal sink, towel warmer, wood flooring, ceiling spotlights, and a frosted window to the rear.

BEDROOM THREE WITH EN-SUITE

The third bedroom located on the ground floor briefly comprises carpeted flooring, a radiator, wall wall-mounted light point, and a double-glazed window to the rear.

The en-suite briefly comprises a walk-in shower, low-level wc, a wall-mounted sink, vinyl wood effect flooring, and a ceiling light point.

EXTERNAL

To the front and rear of the property, there is street parking. To the rear of the property, there is a storeroom.

ADDITIONAL INFORMATION

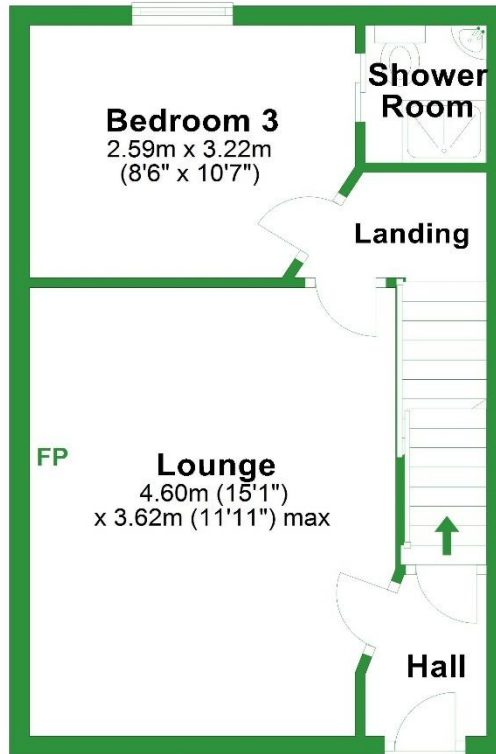
Tenure = Freehold

Council Tax Band = C



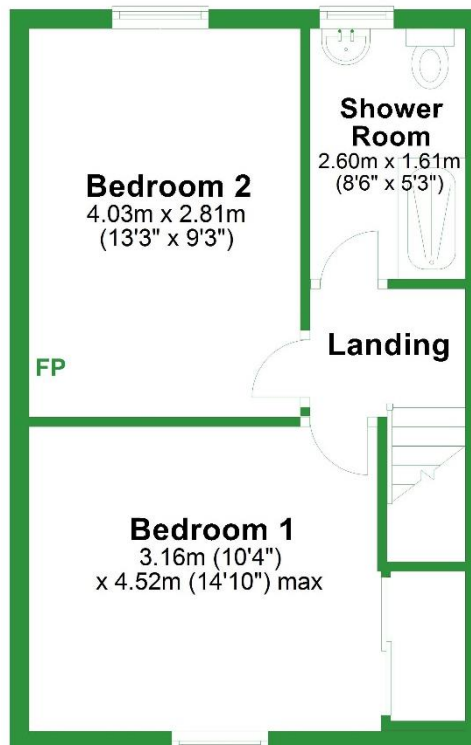
Ground Floor

Approx. 33.0 sq. metres (355.0 sq. feet)



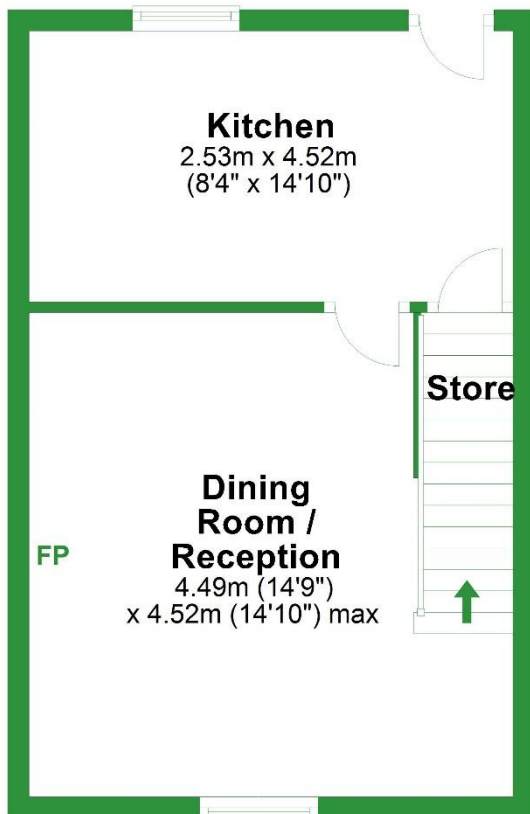
First Floor

Approx. 33.0 sq. metres (354.7 sq. feet)



Lower Ground Floor

Approx. 32.3 sq. metres (348.2 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).

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



**Pendle Hill
Properties**