



# 17 Stone Edge Road

Higherford

*Price: £399,950*



**Pendle Hill  
Properties**



17 Stone Edge Road, Higherford  
£399,950

A fully renovated, three bedroom detached bungalow in Higherford, briefly comprises an open plan dining kitchen, spacious living room, master bedroom with ensuite, two further double bedrooms, house bathroom, garage and driveway. Gardens to the front and rear.



### ENTRANCE HALLWAY

The entrance hallway briefly comprises a double-glazed frosted front door and window, oak laminate flooring, radiator, and loft access.

### LOUNGE

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

### KITCHEN

A contemporary dining kitchen with a range of wall, base, and drawer units comprises an island incorporating a breakfast bar, electric fan-assisted oven, four-ring induction hob, and downdraft extractor. Marble effect work surfaces, splash-backs, and concealed lighting. Integrated fridge, freezer, dishwasher, and composite sink with mixer tap. Oak laminate flooring, spot lighting, and radiator. There is a full-length double-glazed window and French doors to the rear garden. The kitchen provides access to the utility room.

### UTILITY ROOM

The utility room briefly comprises a double-glazed window, oak laminate flooring, radiator, plumbing for a washing machine, space for a tumble dryer, base unit, and an integral door to the garage.

### MASTER BEDROOM WITH EN SUITE

The master bedroom boasts carpeted flooring, a ceiling light point, full length, double-glazed window overlooking the rear garden, a radiator, and access to the en-suite.

The en suite comprises a double-glazed frosted window, dual flush WC, pedestal wash basin with mixer tap, LED de-misting mirror, corner rainfall shower and rinse head, extractor fan, spotlights, fully tiled walls, and underfloor heating.

### BEDROOM TWO

Bedroom two briefly comprises carpeted flooring, ceiling light point, a radiator, and a double-glazed window overlooking the front garden.

### BATHROOM

The bathroom comprises a dual flush WC, pedestal wash basin with mixer tap, LED de-misting mirror, panel bath with mixer tap, rainfall shower and rinse head, glazed screen, chrome heated towel rail, extractor fan, spotlights, and fully tiled walls.

### BEDROOM THREE

The third bedroom briefly comprises carpeted flooring, ceiling light point, a radiator, and a double-glazed window overlooking the rear garden.

### EXTERNAL

To the front of the property are tiered lawns and a driveway leading to an integral garage.

The rear of the property is laid mainly to lawn with a large, paved patio, planting, and mature borders.

### ADDITIONAL INFORMATION

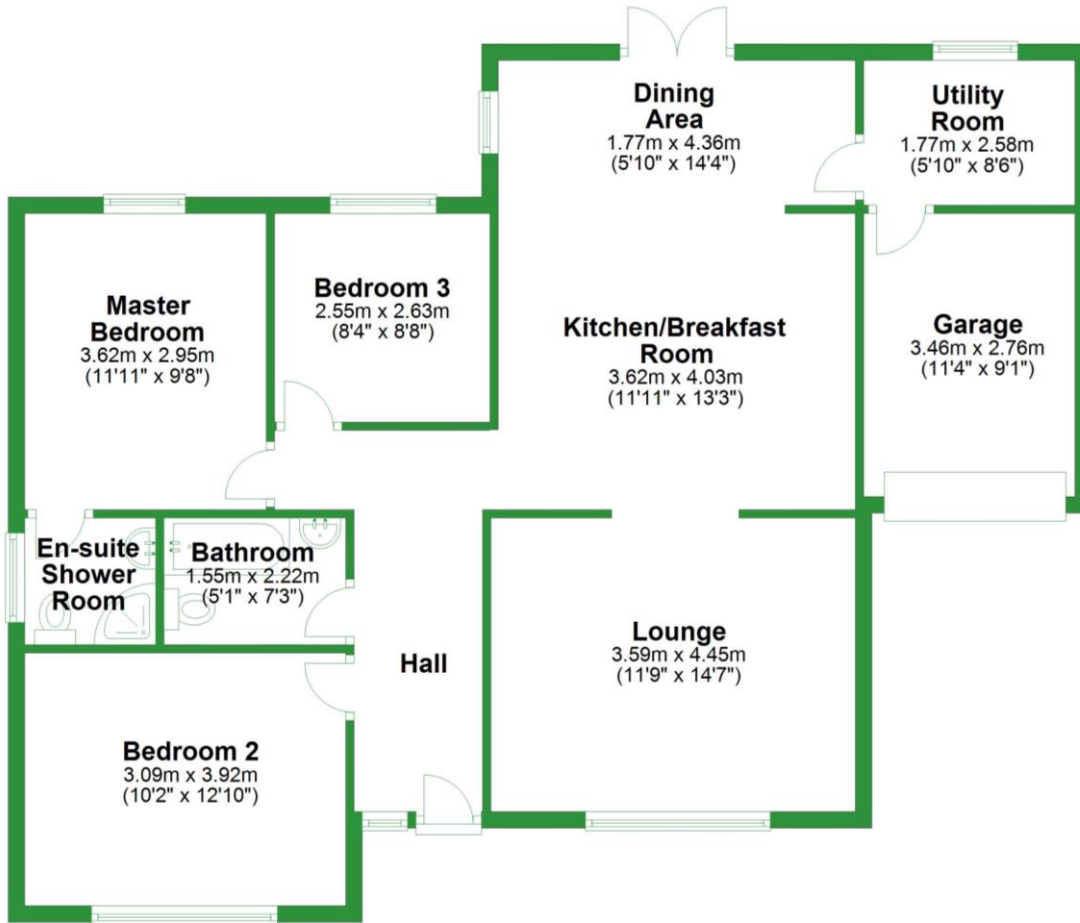
Tenure = Freehold

Council Tax = D



## Ground Floor

Approx. 101.1 sq. metres (1087.9 sq. feet)



Total area: approx. 101.1 sq. metres (1087.9 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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