



Stonecroft, Bentlea Road,
Gisburn

Guide price £300,000

This generously proportioned south facing detached true bungalow was commissioned by a local family and expertly constructed by Frank Ireland Building Contractors. Remaining in family ownership for forty-five years, it is available on the open market for the first time; with vacant possession. The lounge and master bedroom look across fields where sheep graze and the passing sunshine floods these rooms with light and warmth. The fixtures and fittings have stood the test of time, though a new owner may wish to modernise these areas. New windows were installed in 2011 and the property has oil fired central heating. Perfect for a down-sizer wanting a low maintenance property but still desiring a semi rural aspect. It comprises hall with a vestibule, cloaks cupboard and linen cupboard, lounge with a real fire, kitchen diner, two double bedrooms with built-in wardrobes and a three piece bathroom. Gardens front and rear, a drive for two cars in tandem and a large integral garage. (846 sq ft/78.5 sq m approx/EPC: E).

A rare opportunity not to be missed. CHAIN FREE.



Stonecroft, Bentlea Road, Gisburn

Directions

Approaching Gisburn from Clitheroe - turn first right into Burnley Road (A682) then left into Bentlea Road. Proceed for approximately quarter of a mile and the bungalow can be found on the left hand side, indicated by our For Sale board.

Services

Mains supplies of electricity, water and drainage. Oil fired central heating to radiators from a Worcester boiler located in the garage. Council tax is payable to RVBC Band E. The tenure is Freehold.

Additional Features

The property has PVCu double glazed windows and external front door.

Location

Gisburn is a popular village on the northern fringe of the Ribble Valley, between Clitheroe, Skipton, Settle and Barrowford.

Accommodation

The front door opens to a hall with a vestibule and a cloaks cupboard; at the end a walk-in linen cupboard. Facing south, sunlight floods the lounge through two windows; between them a stone fireplace with a Baxi grate open fire. Looking out over farmland you will see sheep grazing; a pleasant reminder of its semi rural location. This well proportioned room will take a fair amount of furniture and emphasises its generous dimensions. The kitchen diner has Eastham base and wall units along three walls with laminate counters, splashback tiling and a stainless steel double drainer sink unit. Appliances consist of a Hotpoint electric cooker with a ceramic hob and separate grill, a Lec fridge and a Bosch slimline dishwasher.

Both bedrooms are good doubles with built-in furniture also. The three piece house bathroom comprises a panelled bath with electric shower over, low suite wc and a washbasin/vanity unit. A shelved airing cupboard with hot water cistern and an electric immersion heater. The walls are tiled.

Outside

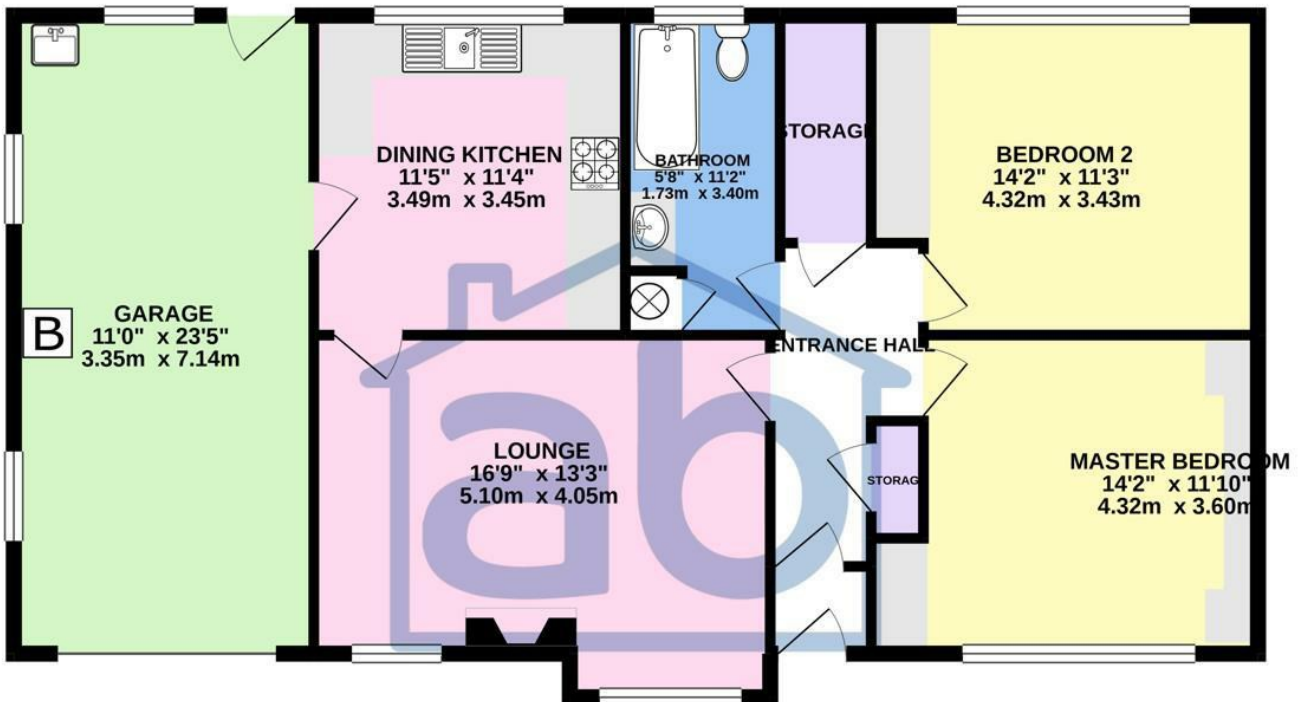
Gardens to front and rear with established shrubs. A two-car length concrete drive leads to a large integral garage in which the boiler is located. It has three double glazed windows, personnel door to the rear garden and a steel up-and-over door. There is a Belfast sink with hot and cold taps and plumbing for a washing machine also. The rear garden catches the westerly sun in the afternoon and the evening; so you'll enjoy the setting sun.

CHAIN FREE.

Viewing

Strictly by appointment with Anderton Bosonnet - a member of The Guild of Property Professionals.

GROUND FLOOR



STONECROFT, BENTLEA ROAD, GISBURN BB7 4EX

TOTAL FLOOR AREA : 846sq.ft. (78.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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All fixtures and fittings in these particulars are included in the sale, all others in the property are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note: Although these particulars are thought to be materially correct, their accuracy is not guaranteed and they do not form any part of a contract.

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