



Tenure:
EPC Rating: C
Council Tax Band: B

- Key Features:**
- Stone built detached true bungalow
 - Small hamlet of similar quality properties
 - Open plan living room & kitchen
 - 2 Bedrooms with furniture fitted by Sharps
 - Stone flagged patio areas
 - Handmade Italian terracotta tiles throughout
 - Entrance sun porch
 - Modern 3-piece shower room
 - Private off road parking
 - Idyllic location with outstanding views

A two bedroom stone built detached true bungalow set in one of the most idyllic locations in the area with outstanding views towards Kelbrook Moor, Lake Burdain and Bousworth beyond. The property is situated in a small hamlet of similar quality and is conveniently located for access to Barrowford, Barnoldswick, Foulridge and Colne and the M65 is a fifteen minute drive.



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For Sale



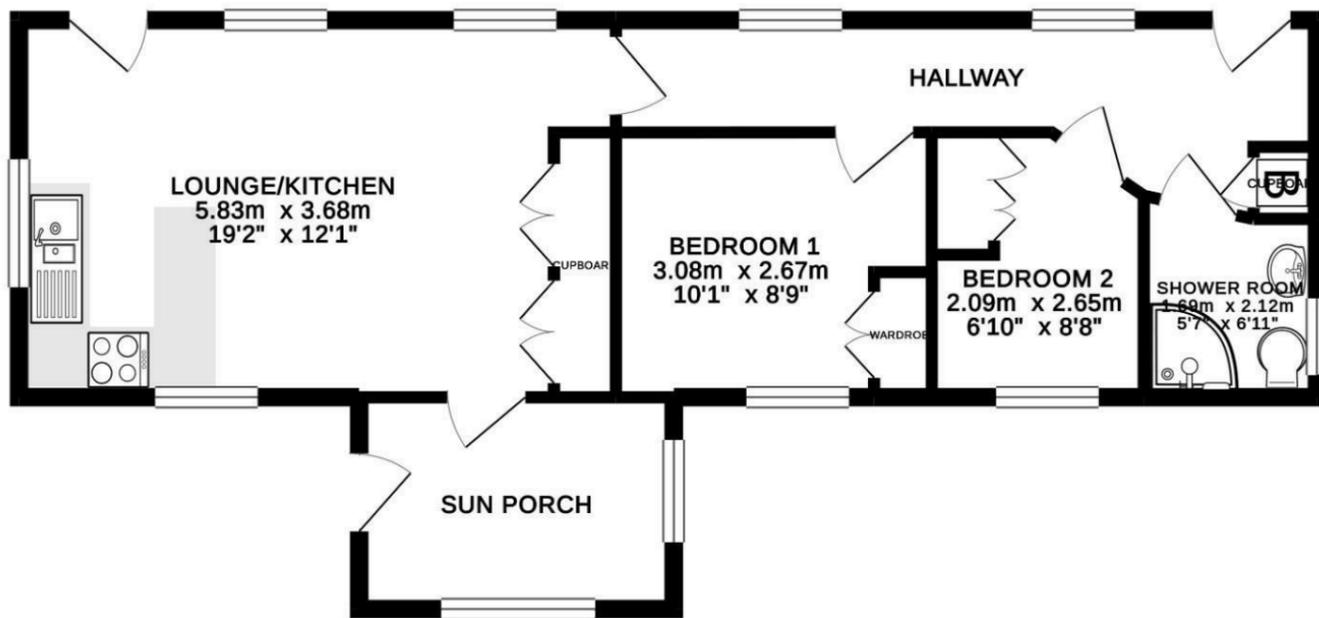
The Studio Hill Top
Foulridge BB8 7LR

£250,000



2 BEDROOM Bungalow - Detached

GROUND FLOOR



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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Main Description:

A two bedroom stone built detached true bungalow set in one of the most idyllic locations in the area with outstanding views towards Kelbrook Moor, Lake Burwain and Boulsworth beyond. The property is conveniently located for access to Barrowford, Barnoldswick, Foulridge and Colne and for those wishing to commute to Manchester the M65 motorway is a fifteen minute drive.

Situated in a small hamlet of properties of similar quality, the accommodation briefly comprises entrance sun porch accessed by a double glazed door which takes full advantage of the breathtaking views. This leads into an open plan living room and kitchen. The kitchen houses a range of modern fitted matching wall and base units with complementary work surfaces and splashbacks, integrated oven and hob, stainless steel sink unit, plumbing for automatic washing machine and composite door leading to the rear. There are quality hand made Italian terracotta tiles to the floor which have been fitted throughout the property and extensive fitted storage cupboards fitted by Sharps.

The main double bedroom boasts a wealth of built in wardrobes and bedside cabinets fitted by Sharps and the second single bedroom again has matching wardrobe and bedside drawer units fitted by Sharps. The shower room houses a modern three piece suite comprising shower cubicle with mixer power shower, wc, wash basin and is fully tiled throughout.

The inner hallway which houses the gas fired combination boiler and the property is on mains for heating and water. Externally, to either side are stone flagged patio areas and there is private parking for 2 vehicles situated at the front.

An internal viewing is imperative to fully appreciate this most desirable location and what this property has to offer and it would be perfect for an individual looking to downsize and wanting something low maintenance but wanting a breathtaking location or to use as a holiday home.



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 tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property