



Glencroft

Pendle Road | Chatburn | Clitheroe | BB7 4AU

MSW HEWETSONS



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An individual detached quality three bedroom dormer bungalow situated on a large plot with spectacular open views with extensive gardens and grounds.

The property is constructed of traditional sandstone with pitch slate roof supported on timber.

Accommodation Comprising

Ground Floor

Reception/Hallway

Double glazed upvc door and side window, double panel central heating radiator, coved ceiling.

Timber open tread staircase leading to first floor accommodation.

Lounge

Large double glazed upvc window to front elevation with spectacular open views, aluminium sliding doors to

paved patio and garden areas. Double glazed upvc window to gable elevation. Double and single panel radiators, open grate fire with traditional stone surround and raised stone mantle with recessed dressed stone walls to either side of chimney breast. Double step leading to –

Dining Room

Double timber glazed sliding doors, single glazed timber window to rear elevation, single panel central heating radiator, coved ceiling.

Kitchen

Range of fitted base and wall units in light oak with complimentary work surfaces and tiled splashbacks. Single

drainer stainless steel sink unit with mixer tap, built in 'Neff' grill and electric oven. Built in five ring gas hob, built in dishwasher, double glazed upvc window to gable and rear elevations, coved ceiling, spotlighting to ceiling, double panel central heating radiator.

Snug Room

Fitted gas fire with raised marble hearth and surround, timber 'Adam' style fire surround, timber single glazed window to rear elevation, single panel central heating radiator, coved ceiling.

Particulars of sale

Office

Single glazed bow window to front elevation, single panel central heating radiator, and single glazed timber window to gable elevation.

Bathroom

Three piece suite comprising corner shower cubicle, pedestal wash hand basin, low level w.c. Full ceramic tiled walls, single panel central heating radiator, coved ceiling, single glazed timber window to gable elevation, single panel central heating radiator.

First Floor

Open tread staircase leading to first floor.

Landing

Open landing area with large fitted wardrobes.

Bedroom One

Double glazed upvc window to gable elevation, double glazed upvc dormer window to front elevation, double panel central heating radiator, access to eaves storage.

Bedroom Two

Double glazed upvc dormer window to front elevation, double glazed upvc

door to mini balcony with small balustrade. Single panel central heating radiator, coved ceiling.

Bedroom Three

Single glazed timber window to gable elevation, single panel central heating radiator, eaves storage cupboard.

Bathroom

Three piece suite comprising handle grip panel bath, pedestal wash hand basin, low level w.c, double glazed upvc window to rear elevation.

External Garage

Internal access to garage, up and over door and separate personnel door. Gas boiler providing central heating and domestic hot water, plumbed for washing machine, double glazed upvc windows to rear and gable elevations.

Lower Ground Floor

Beneath the garage is a lower ground floor basement, store room or workshop with open tread cast iron staircase, single glazed timber windows to gable elevation. Timber boarded flooring.

Entrance

Tarmacadam entrance drive leading to large parking and turning area for several vehicles.

Gardens

The property has extensive gardens and grounds with front patio and tiered lawns areas with aluminium greenhouse.

Services

Mains electricity, mains water, mains gas, mains sewerage.

Tenure

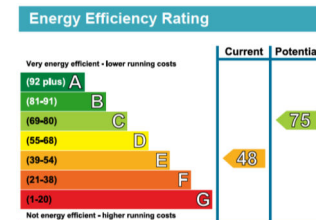
The property is freehold with the benefit of vacant possession upon completion.

Council Tax

Band G payable to Ribble Valley Borough Council.

may be made in these particulars.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



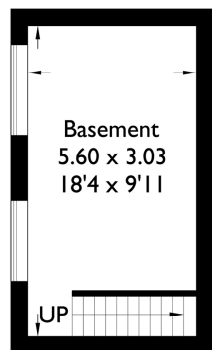
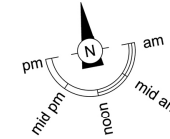
Please Note: MSW Hewetsons, their clients and any joint agents give notice that; They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that

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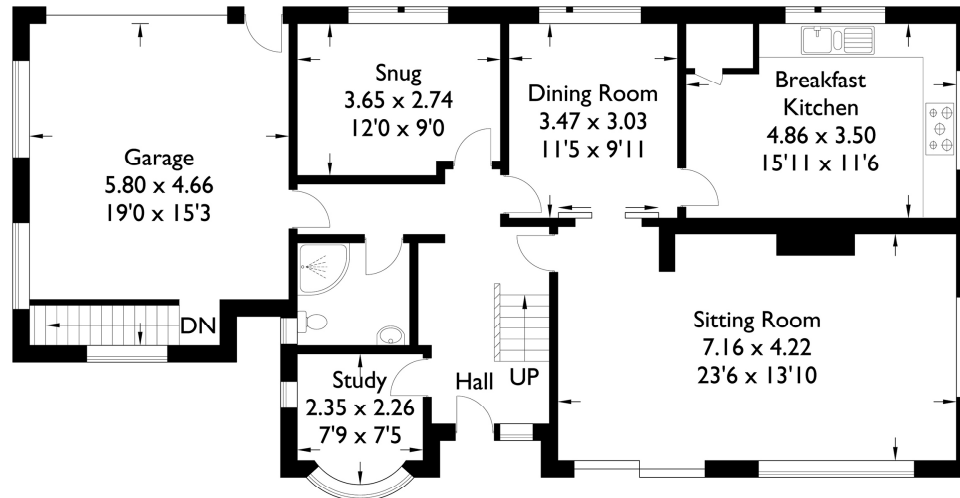
Approximate Gross Internal Area : 167.69 sq m / 1805.00 sq ft

Garage : 25.99 sq m / 279.75 sq ft

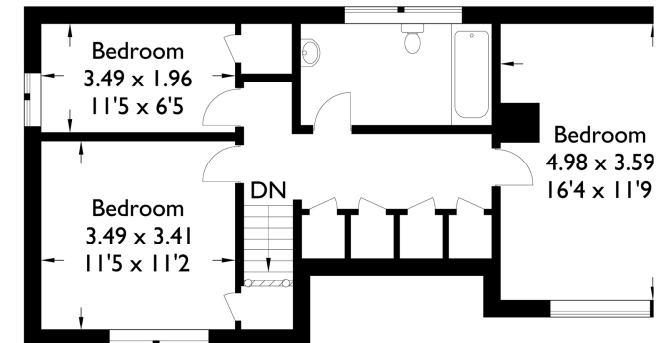
Total : 193.68 sq m / 2084.75 sq ft



Basement



Ground Floor



First Floor

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.

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