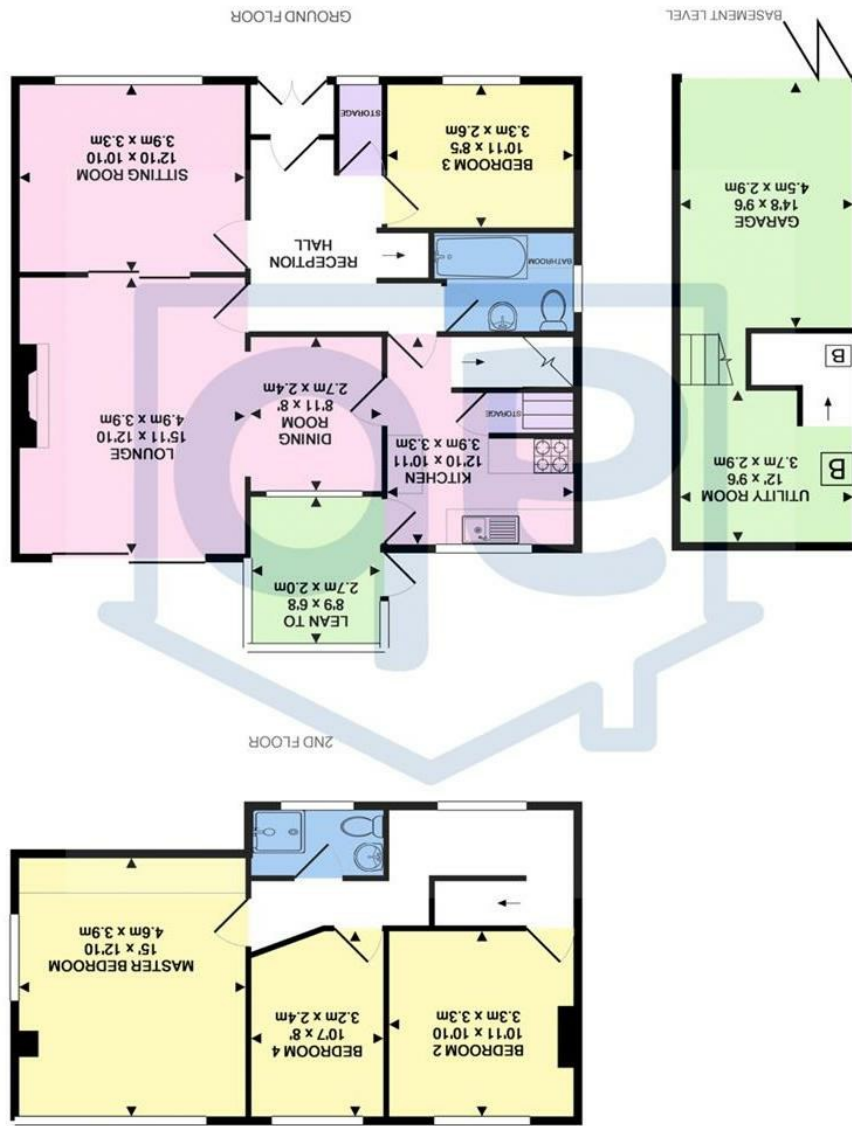




IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.

FLOOR PLAN: 16 HIGHAM ROAD, HUNTROYDE BB12 9AP  
 TOTAL APPROX FLOOR AREA: 1427 SQ.FT. (132.6 SQ.M.)  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
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**Offers Over £300,000**



**Berghouse  
 16 Higham Road**

**Huntroyde  
 BB12 9AP**



**Council Tax Band: E**



Constructed Circa early 1950's Berghouse comprises a four bedroom chalet bungalow occupying a substantial plot. Whilst some may wish to modernise the existing accommodation, others will no doubt recognise its considerable development potential creating their own grand design.

### LOCATION

For Satnav purposes the postal code is BB12 9AP. The property is located in the Huntroyde area of Padiham lying adjacent to the eastern fringe of the Ribble Valley. Read, Simonstone and Sabden are all nearby and Fence and Higham are also close and the shopping facilities of Padiham and Burnley are also convenient. The M65 can be accessed either at Barrowford or near to the Shuttleworth Mead Industrial Estate.

### MAIN DESCRIPTION

The front door opens to a square hallway with a cloakroom and staircase ascending to both the first floor and lower ground floor levels. There are three reception rooms consisting of a lounge with feature mahogany surround incorporating a gas fire and sliding patio doors leading to the garden. The dining room is connected by an open archway and is conveniently positioned adjacent to the kitchen. The sitting room enjoys pleasant long distance views towards Simonstone and Sabden. The breakfast kitchen comprises a range of fitted units and separately shelved pantry with a two stool breakfast bar and rear door opens to a lean to porch. There is an additional bedroom together with a separate three piece bathroom also to the ground floor.

The basement can be accessed from both the hall and garage where there is plumbing for the automatic washing machine and houses the central heating boiler.

On the first floor there are three bedrooms, a large double and two further ample double bedrooms. The master bedroom has dual aspect windows and built in wardrobes. The shower room houses a three piece suite comprising low level wc, hand wash basin and shower cubicle.

Externally to the front is a stone walled garden with limestone rockery and lawns. The rear garden is generous in size and laid mainly to lawn with mature shrubs and trees including a magnolia, cherry and copper beech

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