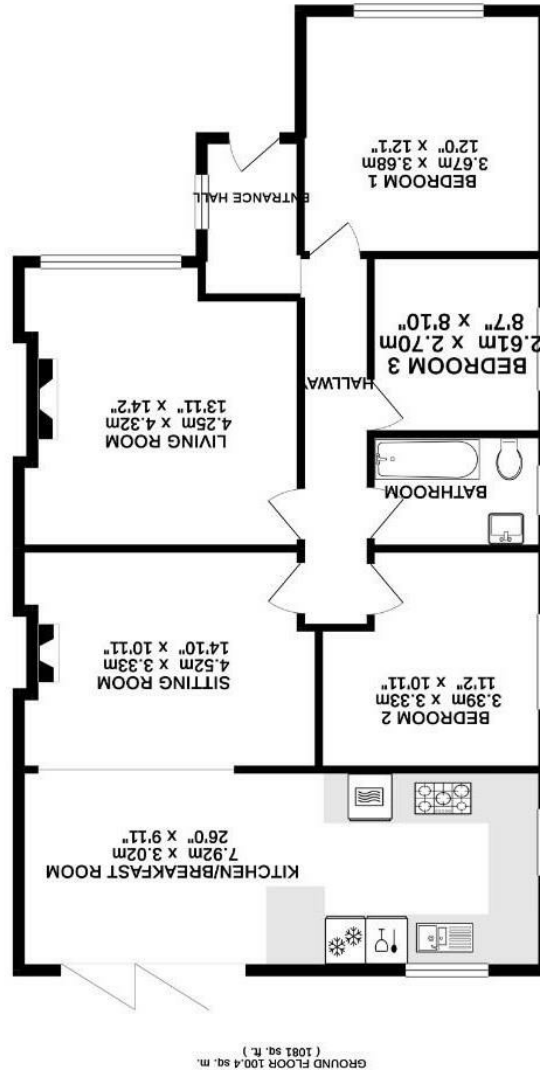


IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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

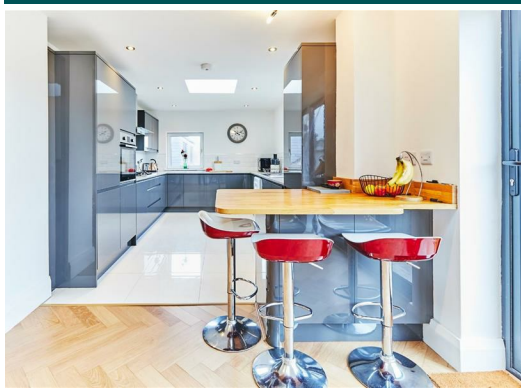
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any errors or omissions. The plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers: The services, systems and appliances shown have not been tested and no guarantee is made as to their operability or efficiency. See the notes on page 10.

TOTAL FLOOR AREA: 100.4 sq. m. (1081 sq. ft.) approx.



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**Price £300,000**



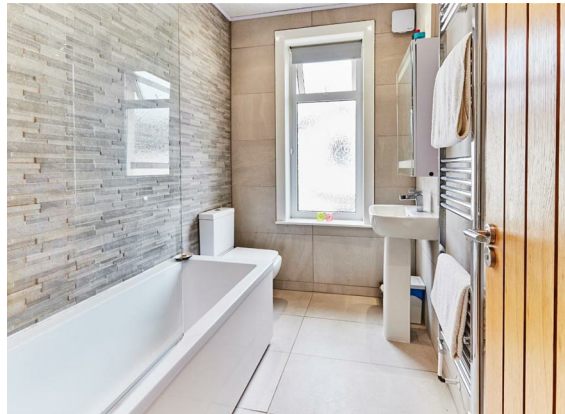
**Ashdene  
Greenberfield Lane**

**Barnoldswick  
BB18 5LJ**

3 Bedrooms, 1 Bathroom, 2 Living Areas, D

**Council Tax Band: D**





THIS IS AN IMMACULATE 3 BEDROOM SEMI-DETACHED BUNGALOW PERFECT FOR THE GROWING FAMILY. SET IN A QUIET MUCH SOUGHT AFTER RURAL AREA THE PROPERTY ENJOYS SUPERB FAR REACHING VIEWS OVER THE LOCAL COUNTRYSIDE AND MUST BE VIEWED TO BE FULLY APPRECIATED.

### LOCATION

Heading south-west on the A56 through Thornton In Craven, turn right and continue onto Church Road (B6252), then turn right onto Greenberfield Lane, keep slight right to stay on Greenberfield Lane and the property is on your right towards the bottom of the road amongst the main cluster of houses. If you are coming from Barnoldswick on Gisburn Road, turn right onto Greenberfield Lane and the property will be on your left, just look out for our for sale board.

### MAIN DESCRIPTION

This immaculate three bedroom detached bungalow is the perfect home for a growing family. The property is situated in a beautiful rural area of Barnoldswick, with stunning views of the surrounding countryside and all the convenience of the local town amenities just a two minute drive away, such as the Rolls Royce Leisure Club and an abundance of boutique shops, café's and restaurants. There is also Coates Lane and St. Josephs Catholic Primary Schools only a couple of minutes drive for an easy school run.

On approach to the property you will notice a large tarmac driveway with space for three vehicles. The front garden is framed by a rustic stone split level wall with shrubs and flowers bordering the side. The property is on a raised level with an access paved path running down the side of the house. There is also a secondary tarmac driveway which leads down the side of the house to a separate single slate roofed garage and the rear garden.

You enter the property via the front door into a light and airy entrance hall with a feature circular window and bespoke tiled flooring. Walking through the connecting hallway the first room is the spacious master bedroom positioned at the front of the house. There are two more good sized bedrooms, with a modern grey tiled three piece bathroom in between. The bathroom boasts underfloor heating and a fitted bath with overhead shower.

Across the hallway is a large living room with a beautiful cream stone central fireplace. Towards the back of the house is an open plan L-shaped living space, with oak herringbone flooring and another stunning fireplace with a cosy log burner. Across the room is space for a study or large dining area with tri-fold patio doors leading out to the rear garden. The modern gloss grey fitted kitchen with pristine white tiled floor sits opposite with a large breakfast bar, making the room the perfect social setting for entertaining and practicality. The kitchen has an integrated fridge freezer, single oven, dishwasher and refuse system. Two more windows frame the kitchen with views of the garden and skylights overhead, allowing plenty of natural light into the space.

The rear garden comprises a raised lawn area with a paved patio in front of the kitchen diner and towards the rear are lovely views across the field and surrounding area. An early viewing is highly recommended to see for yourself what this property has to offer.

View more about this property online....

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)

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