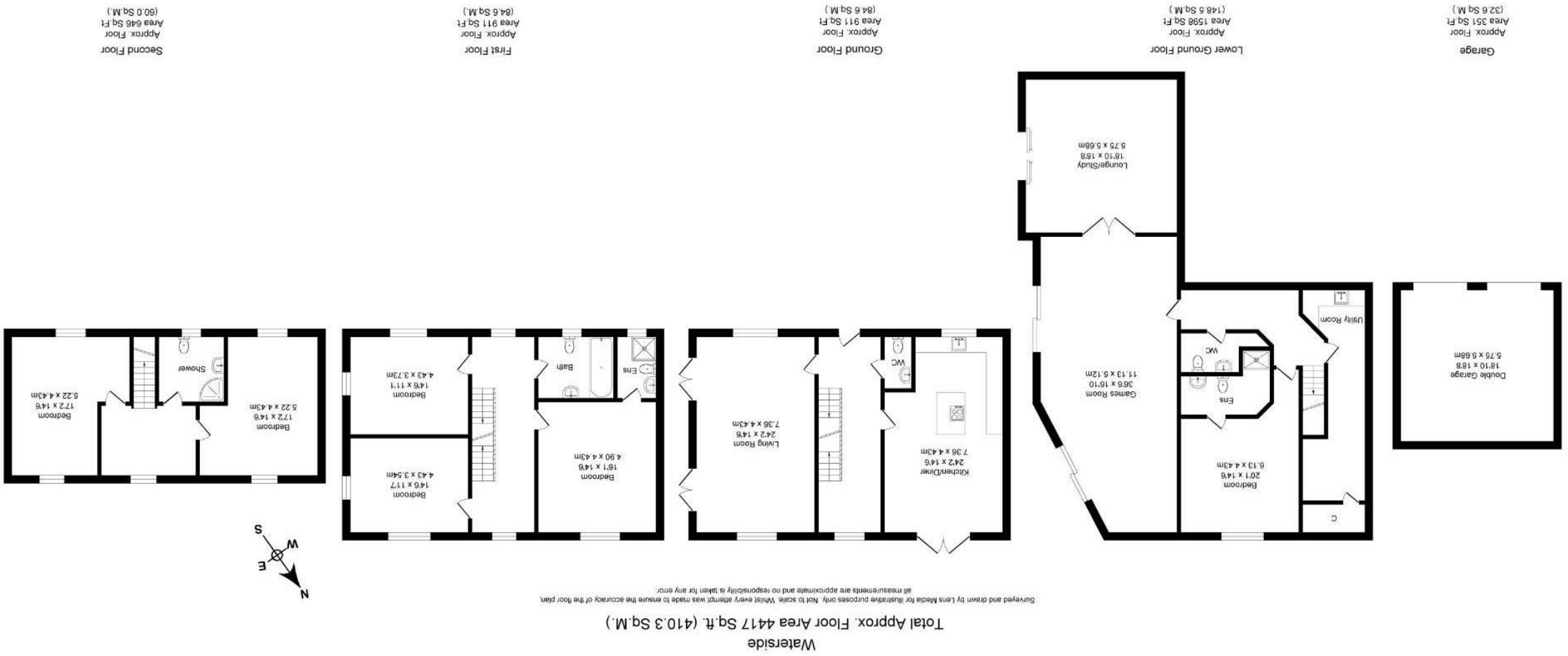


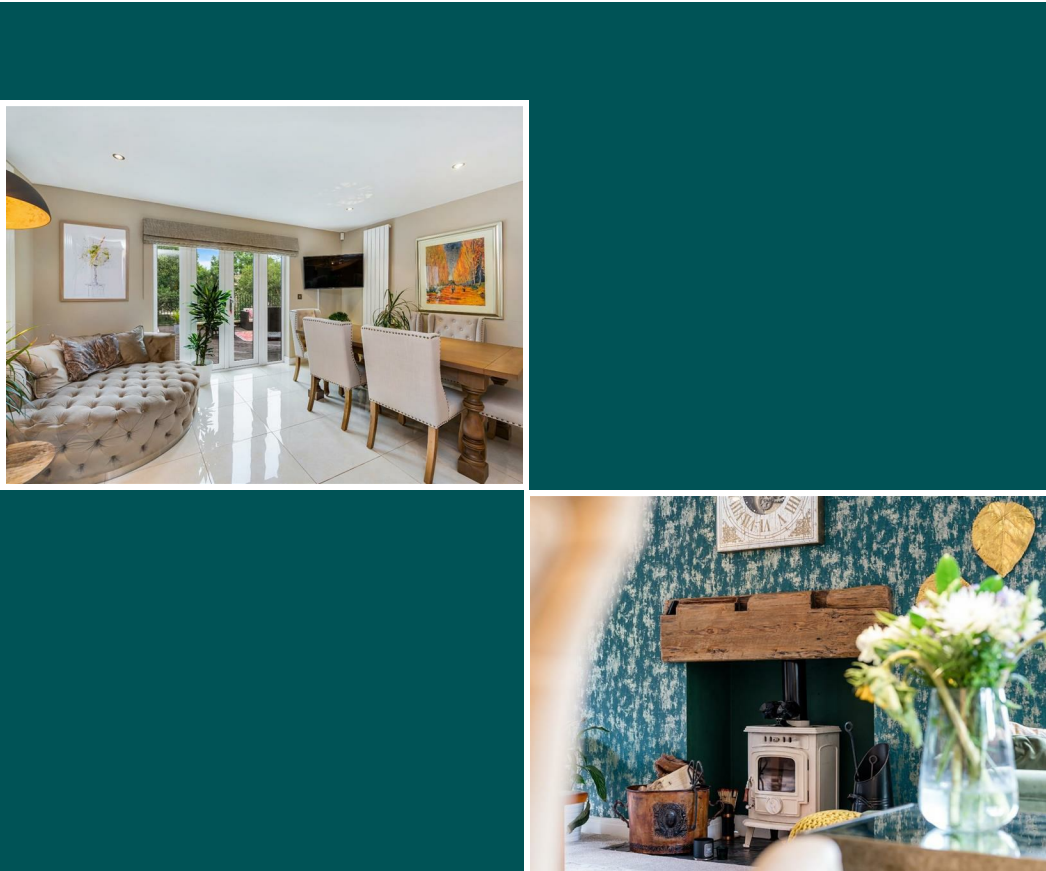


IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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



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A truly stunning individual detached residence situated on a stunning plot overlooking the Leeds Liverpool canal and boasting stunning scenic views, this beautifully presented six bed roomed detached must be internally viewed to be appreciated.

Description

A truly stunning individual detached residence situated on a stunning plot overlooking the Leeds Liverpool canal and boasting stunning scenic views, this beautifully presented six bed roomed detached must be internally viewed to be appreciated. Set over four floors with an abundance of outdoor and indoor space, this fantastic property has been extensively modernized by the current owners it is situated conveniently close to schools, local amenities, bus routes and network links to Burnley, Colne and Skipton.

The property comprises briefly; a stunning entrance hallway with stairs to the lower floor and also to the first floor, which provides access to the dining kitchen, WC and to the reception room. The lower floor has a hallway, double bedroom with en-suite shower room, cloak room and access to a spacious second reception which is being used as games room. The second reception leads through to a third reception room which is currently being used as a home office/play room, additionally there is utility/plant room.

To the ground floor is a spacious hallway, two piece cloak room, spacious lounge with feature fireplace with multi fuel stove and has two pairs of patio doors leading out onto the decked area. Stunning dining kitchen has a range of wood effect wall and base units, granite and solid wood surfaces, tiled splash-backs, stainless steel double sink, drainer and mixer tap, integrated electric oven with a five ring induction hob, extractor hood, space for an American fridge freezer, integrated dishwasher, integrated washing machine, island, spotlights, tiled flooring, and UPVC double glazed French doors to the rear.

To the first floor is a spacious landing with feature atrium window, from the landing you can access all three double bedrooms, the master bedroom boasts a brand new luxurious en-suite shower room which houses a three piece suite housing a double shower enclosure with waterfall style shower and additional shower head, floating vanity sink unit and low level wc and fully tiled walls and floor providing a luxurious yet practical finish.

To the second floor is a landing with Velux skylight, fitted storage cupboard, there are two double bedrooms and modern shower room which comprises: twin flush WC, shower enclosure, pedestal wash basin with mixer tap.

Externally there is private gated driveway leading to a large off-road parking area for numerous vehicles leading to the double garage. To the rear extensive tiered garden overlooking the canal, laid to lawn areas and decked areas. There is also a private mooring.

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