



8 Westfield Drive, West Bradford BB7 4TF

£239,995



Situated within the picturesque village of West Bradford, this true bungalow offers fantastic potential to create a lovely home. With no onward chain, it will suit a variety of buyers. The property requires some cosmetic updates, however it has been very well maintained by its previous owner and is in good condition throughout. There is also potential to create a good sized third and possibly fourth bedroom in the attic, with a Velux window already installed in the rear roof pitch.

Set on a quiet cul-de-sac just a short walk from the village centre, the property is in a quiet but sought-after location. Offered to the market with no onward chain, early viewing is highly recommended to appreciate this property fully.

The accommodation comprises: Entrance Hall, Bathroom, Lounge, Bedroom One, Bedroom Two and Kitchen.

Outside, there is a single driveway and paved front garden with the potential for more driveway space; there is also a good sized lawned garden with various patio and seating areas.

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ground floor

Entrance Hallway

1.84m x 5.64m

Bathroom

2.38m x 1.62m

Living Room

4.77m x 3.43m

Bedroom One

4.09m x 3.52m

Kitchen

3.54m x 1.93m

Bedroom Two

2.91m x 3.65m

outside

To the front of the house, a single driveway leads to the attached car port with electric up and over door; the paved front yard offers potential to create more off-road parking.

To the rear is a good sized, well kept east-facing garden with lawned garden, patio areas and mature planted borders.

Car Port

6.92m x 2.46m

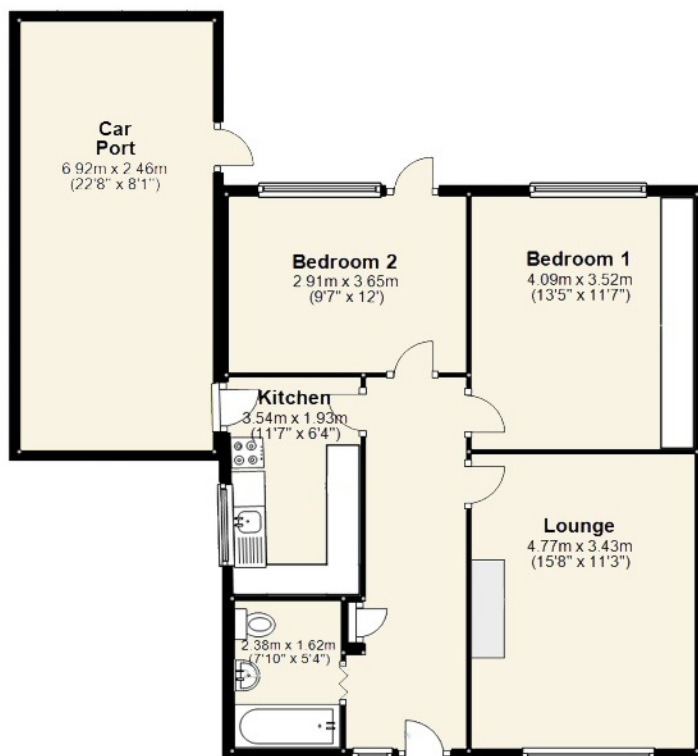
Up and over electric garage door, partitioned into two rooms with a small storage area at the back with access through a sliding door.





Ground Floor

Approx. 81.2 sq. metres (873.9 sq. feet)



services

All mains services are connected.

tenure

We understand from the owners to be freehold.

council tax

Band c.

other information

Gas central heating and double glazing installed.

viewings

Strictly by appointment tel. 01254 828810

office hours

53 King Street, Whalley, BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 2.30pm

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