



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Orchard Villas, West Bradford, BB7 4SU

### £375,000

AN EXCEPTIONAL STONE BUILT TERRACED PROPERTY

Flowing internally with character and charm, an abundance of indoor and outdoor space, stunning original features and situated within the most desirable location, this exceptional three bedroom mid terraced property is being proudly welcomed to the market in the picturesque village of West Bradford. With impressive fully renovated outbuilding to the rear which has previously been used as a fourth bedroom with a fantastic en suite, two living areas and modern kitchen, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Clitheroe, Preston, Blackburn and major motorway links. Having been presented and maintained to the highest standard throughout with versatile living, three generously sized bedrooms and stylish interiors, this property is truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and houses a staircase to the first floor. The reception room guides you through to an additional reception room and through to a contemporary fitted kitchen diner. The first floor comprises of doors on to three generously sized bedrooms and a family bathroom. Externally there is an enclosed garden to the rear with laid to lawn, paving, bedding, mature shrubs, access on to the fully equipped outbuilding which has been converted into a fourth bedroom with added mezzanine and shower room. To the front there is a garden with bedding and paved areas.

For further information or to arrange a viewing please contact our Ribble Valley branch at your earliest convenience.



# Orchard Villas, West Bradford, BB7 4SU

## £375,000



- TenureFreehold
  - On Street Parking
  - Ideal Family Home
  - Close Proximity To Local Amenities
- Council Tax Band D
  - Viewing Essential
  - Ample Sized Fitted Kitchen
- EPC Rating TBC
  - Abundance Of Indoor And Outdoor Space
  - Easy Access To Major Network Links

### Ground Floor

#### Entrance

Hard wood single dлаzed frosted door to vestibule.

#### Vestibule

3'7 x 3'6 (1.09m x 1.07m)

Coving , picture rail, dado rail, original tiled floor and hard wood single glazed frosted leaded door to hall.

#### Hall

12'1 x 3'7 (3.68m x 1.09m)

Central heating radiator, coving, corbel, hard wood doors to two reception rooms and stairs to first floor.

#### Reception Room One

12'9 x 12'1 (3.89m x 3.68m)

Two hard wood single glazed sash windows, central heating radiator, coving, open coal fire with tiled hearth and surround, hard wood single glazed frosted double doors to reception room two.

#### Reception Room Two

14'6 x 13'7 (4.42m x 4.14m)

Hard wood single glazed sash window, central heating radiator, picture rail, spotlights, cast iron multi fuel burner, with tiled hearth and surround, oak mantle, integrated alcove storage and hard wood door to kitchen.

#### Kitchen

18'3 x 10' (5.56m x 3.05m)

Hard wood single glazed frosted sash window, hard wood single glazed window, central heating radiator, range of panel wall and base units, wood effect surface, tiled splash back, ceramic sink and drainer with mixer tap, integrated electric oven, four ring gas hob, extractor hood, space for fridge freezer, integrated dishwasher, plumbed for washing machine, tiled floor and hard wood single glazed door to rear.

### First Floor

#### Landing

19'7 x 5'3 (5.97m x 1.60m)

Two central heating radiators, loft access with pull down ladder, hard wood doors to three bedrooms and bathroom.

#### Bedroom One

17' x 11'11 (5.18m x 3.63m)

Two hard wood single glazed sash windows, central heating radiator, fitted wardrobe, storage cupboard and original cast iron fire place.

#### Bedroom Two

14'6 x 11'3 (4.42m x 3.43m)

Hard wood single glazed sash window, central heating radiator, picture rail, fitted wardrobe and original fire place.

#### Bedroom Three

10' x 9' (3.05m x 2.74m)

Hard wood single glazed sash window, central heating radiator and picture rail.

### Bathroom

6'7 x 6'2 (2.01m x 1.88m)

Hard wood single glazed frosted sash window, central heating radiator, low flush WC, wood panel bath, overhead direct feed shower, wall mounted wash basin, tiled elevation, integrated linen cupboard, coving, spotlights and lino flooring.

### External

#### Rear

Enclosed garden with laid to lawn, stone chip, bedding areas, mature shrubs, storage shed and access to Summerhouse.

#### Summer House

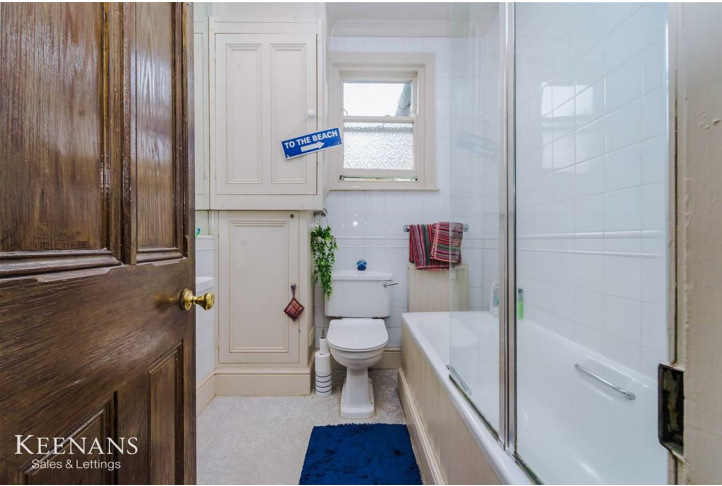
9'7 x 6'10 (2.92m x 2.08m)

Velux window, mezzanine and door to shower room.

#### Shower Room

9'7 x 2'7 (2.92m x 0.79m)

UPVC double glazed frosted window, enclosed direct feed shower, pedestal wash basin with mixer tap, dual flush WC, tiled elevation and lino flooring.



Tel: 01200422824

www.keenans-estateagents.co.uk