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Plan produced using PlanUp.



## Mill Lane, Gisburn, BB7 4LP

### £150,000

A STUNNING PARK HOME WITH OPEN PLAN EN SUITE BATH AND SPACIOUS INTERIORS

Located on the beautiful Ribblesdale Park, in the heart of the Ribble Valley village of Gisburn, this one bedroom park home is being welcomed to the property market. The property flows internally with open plan, well-proportioned accommodation with a generously sized master suite complete with a stunning decked terrace and off-road parking.

The property comprises briefly: entrance to the contemporary fitted kitchen which is open to a spacious living and dining room with access to the rear terrace and open to the hallway. The hallway has a door leading to a bathroom and open access to a stunning bedroom which is open to a freestanding roll top bath. Externally the property boasts a decked terrace with hot tub and wrap around lawned garden with gravel chipped off-road parking for two vehicles.

For further information, or to arrange a viewing, please contact our Clitheroe team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

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- Contemporary Open Plan Park Home
- Spacious Living Area
- Off Road Parking
- One Bedroom With Freestanding Roll Top Bath
- Three Piece Bathroom
- EPC Rating: Exempt
- Modern Fitted Kitchen
- Rear Gardens With Decked Terrace & Hot Tub

### Kitchen

11'2 x 9'5 (3.40m x 2.87m)

UPVC double glazed entrance door, Velux window, range of panelled base units with granite effect surfaces, oven with four ring gas hob, extractor hood, stainless steel sink with drainer and mixer tap, integrated dishwasher, space for fridge freezer, wood cladded ceiling, spotlights, wood effect flooring, door to storage and open to the reception room.

### Reception Room

19'2 x 17'5 (5.84m x 5.31m)

Six UPVC double glazed windows, two central heating radiators, television point, spotlights, wood cladded ceiling, open to the hallway and UPVC double glazed French doors to the rear.

### Hallway

Door to the bathroom and open to the bedroom.

### Bathroom

8'7 x 6'6 (2.62m x 1.98m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, panelled bath with direct feed shower overhead, part tiled elevations, wood cladded ceiling, spotlights, extractor fan and wood effect flooring.

### Bedroom

19'2 x 14'8 (5.84m x 4.47m)

UPVC double glazed window, two central heating radiators, spotlights, television point, freestanding roll top bath, central heating towel rail, part wood effect flooring and UPVC double glazed French doors to the front.

### External

To the rear is a decked terrace with a hot tub and steps to a laid to lawn garden. To the front there is off road parking for two vehicles.



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