



## Three Rivers Woodland Park, West Bradford, BB7 3AN

### Asking Price £149,950

STUNNING HOME PERFECT FOR A COUPLE OR INVESTMENT, SOLD FULLY FURNISHED AND WITH SITE FEES PAID UNTIL 2026

We are delighted to introduce to the market this two bedroomed home. This property is filled with characterful interior has an open plan kitchen and spacious living room and an enclosed rear garden. Situated close to local schools, near amenities and is close to accessing major commuter links to neighbouring towns.

The property briefly comprises; entrance into a hallway which provides access to an open plan kitchen and reception room, two bedrooms, a wet room and a storage cupboard. The kitchen and reception room contain two sets of French doors which provide access to the rear exterior containing a balcony overlooking the forest.

For further information or to arrange a viewing, please contact our Clitheroe team at your earliest convenience.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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- Stunning Park Home
- Presented to Highest Standard Throughout
- Ample Under Decking Storing
- Two Bedrooms
- Open Plan Living
- Fully Residentail
- Three Piece Shower Room
- Woodland Views Surrounding
- Off Road Parking

### Entrance Hallway

9'0 x 3'4 (2.74m x 1.02m )

UPVC double glazed front door, smoke alarm, spotlights, tiled effect flooring, door to kitchen/living area, two bedrooms and shower room.

### Kitchen/Living Area

20'8 x 19'2 (6.30m x 5.84m )

Eight UPVC double glazed windows, two central heating radiators, mix of wall and base units with wood effect work surfaces, tiled splashback, integrated oven with five ring gas hob and extractor hood, integrated dishwasher, integrated fridge freezer, stainless steel sink with drainer and mixer tap, boiler, spotlights, tiled effect flooring, electric fire, wood cladding elevations and UPVC double glazed French doors to rear.

### Shower Room

7'4 x 6'2 (2.24m x 1.88m )

UPVC double glazed window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower, part tiled elevations and tiled effect flooring.

### Bedroom One

13'3 x 12'4 (4.04m x 3.76m )

UPVC double glazed window, central heating radiator, smoke alarm, spotlights, fitted wardrobes, fitted storage and door to en suite WC.

### Bedroom Two

11'2 x 9'3 (3.40m x 2.82m)

UPVC double glazed window, central heating radiator and spotlights.

### En Suite WC

7'2 x 5'8 (2.18m x 1.73m )

UPVC double glazed window, central heated towel rail, dual flush WC, two vanity top wash basins with mixer taps, extractor fan, plumbing for washing machine, part tiled elevations and lino flooring.

### Externally

Decking area, balcony, off road parking and woodland views.

