



Hilton &
Horsfall

BB9 6LZ

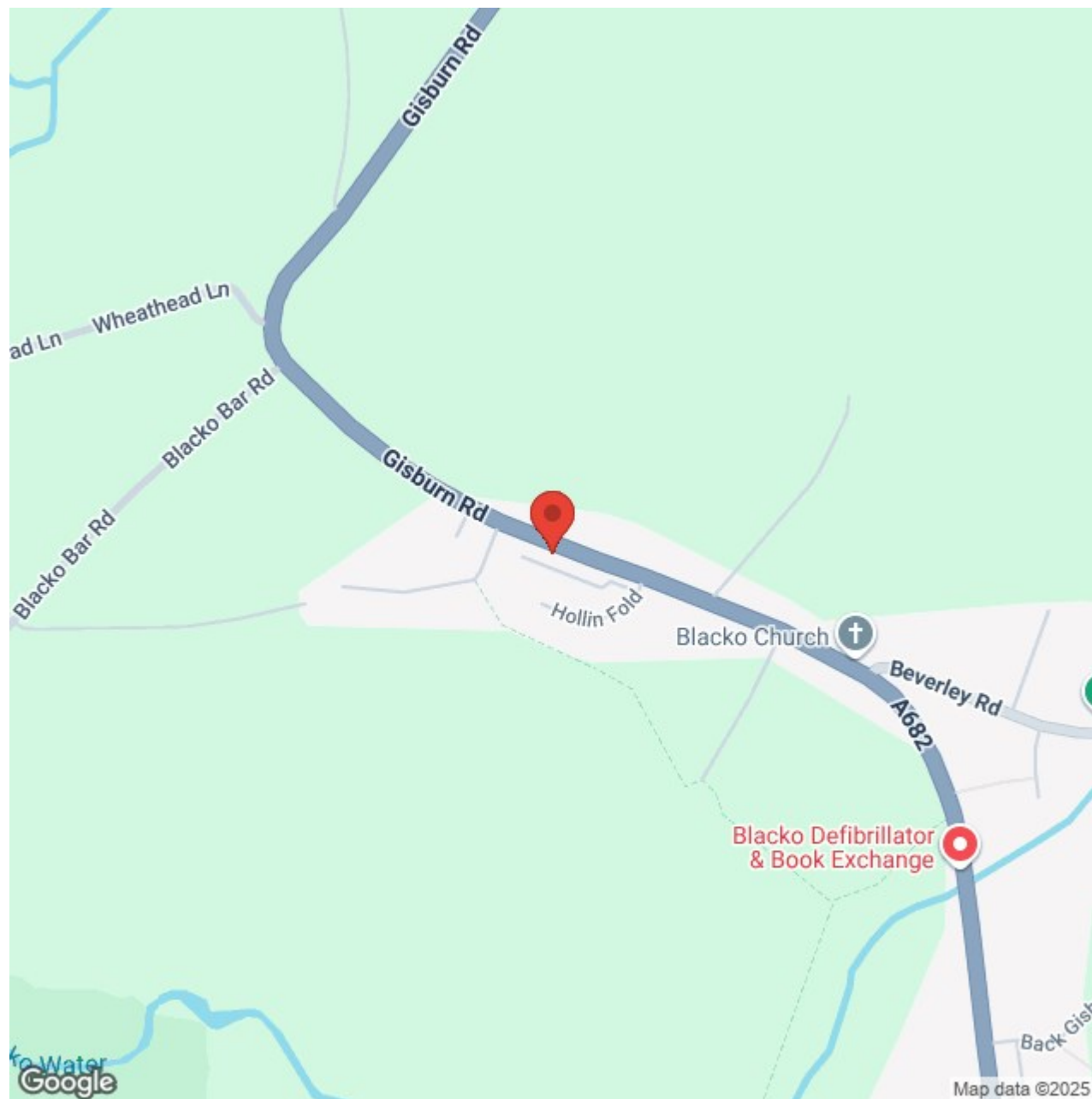
Gisburn Road, Blacko

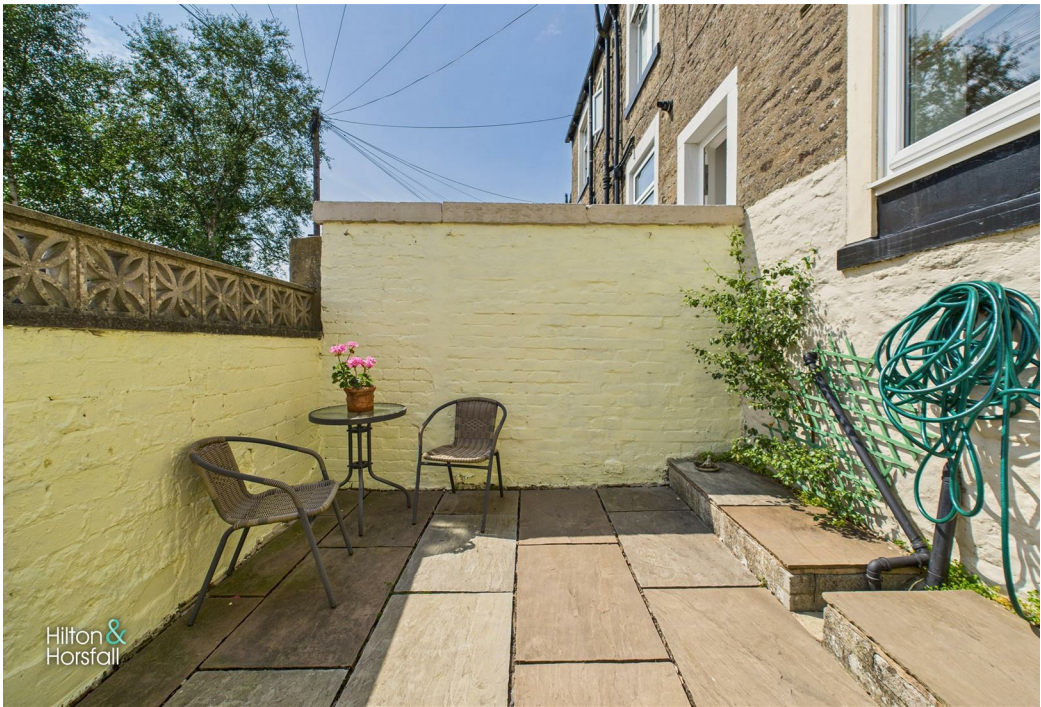
Offers In The Region Of £149,950

- Desirable Location • One Double Bedroom • Large Bathroom Suite • Living Room • Fully Fitted Kitchen • Rear Enclosed Yard • No Onward Chain

A fantastic opportunity to purchase this beautifully presented home, located in the sought-after and picturesque village of Blacko. This charming one-bedroom property offers deceptively spacious accommodation and has the potential to be converted into a two-bedroom home. The ground floor comprises a good sized lounge and a generous dining kitchen, ideal for entertaining or family living. The property has been freshly decorated throughout, creating a bright and modern feel while retaining its character and charm. To the first floor, you'll find a spacious double bedroom and a contemporary bathroom suite finished to a high standard. Externally, the property enjoys a paved yard to the rear with superb open views of the surrounding countryside, perfect for relaxing outdoors, along with a paved forecourt to the front. Additional benefits include gas central heating and full double glazing. With its desirable location and excellent condition, this is a property not to be missed—early viewing is highly recommended.







Lancashire

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GROUND FLOOR

Having a solid wood front door leading into:

ENTRANCE VESTIBULE

With access through to:

LIVING ROOM 12'9" x 13'6" (3.89m x 4.13m)

A spacious room having wood effect flooring, television point, electric fire and a uPVC double glazed window to the front elevation.

DINING KITCHEN 9'6" x 12'2" (2.92m x 3.72m)

Offering fitted wall and base units, contrasting tops, electric oven, 4-ring gas hob, inset sink with a mixer tap, space for an under counter fridge

under the stairs, 1x radiator, plumbing for washing machine or dishwasher, space for a dining table / chairs, a uPVC double glazed window to the rear elevation and a uPVC double glazed door leading to the rear yard.

FIRST FLOOR / LANDING

BEDROOM 12'9" x 13'6" (3.89m x 4.12m)

A room of double proportions with wood effect flooring, fitted wardrobe, TV point, space for wardrobes / drawers, 1x radiator and a uPVC double glazed window to the front elevation.

BATHROOM 9'9" x 12'3" (2.98m x 3.74m)

A large 3-piece bathroom suite comprising of: a panelled bath with overhead shower, vanity sink with a mixer tap, push button w.c, 1x chrome radiator, wood effect flooring, tiled walls and a uPVC double glazed window to the side elevation.

EXTERNALLY

Externally to the front elevation is a paved forecourt. To the rear is an enclosed paved courtyard with part ownership of the back street which is also paved.

PUBLISHING

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OUTSIDE

Externally to the front elevation is a paved forecourt. To the rear is an enclosed paved courtyard with part ownership of the back street which is also paved.









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