



3 Harewood Avenue
Simonstone



Pendle Hill
Properties
estate and letting agents

3 Harewood Avenue

Simonstone

An impressive, four-bedroom detached property, located in the popular Ribble Valley village of Simonstone, benefiting from its generous plot size, attractive gardens and flexible living accommodation, creating a lovely family home. Briefly comprising, entrance hall, spacious lounge, dining room/study, kitchen, and downstairs WC on the ground floor, along with four bedrooms and family bathroom on the first floor. Externally to the front of the property there is a private tarmac drive providing off road parking for two vehicles. The rear of the property boasts an attractive garden, with a spacious paved patio area, and lawn, framed with attractive mature planting.

Offers in the Region of: £359,950



ENTRANCE HALL

A UPVC glazed entrance door opens into the entrance hall, briefly comprising, first floor staircase, under-stairs storage cupboard, radiator, Karndean flooring, and ceiling light points.

LOUNGE

The spacious, light filled lounge with two UPVC double glazed windows overlooking the front of the property and into the conservatory, briefly comprising, marble back and hearth with electric fire, two radiators, carpeted and laminate tile flooring, ceiling coving, and two and ceiling light points.

The lounge allows access into the conservatory via a UPVC glazed door.

DINING ROOM/STUDY

The dining room/study with UPVC double glazed window overlooking the front of the property, briefly comprising, radiator, laminate flooring, and ceiling light point.

KITCHEN/BREAKFAST ROOM

The kitchen with UPVC double glazed window overlooking the attractive rear garden, briefly comprising, a range of base units with complementary laminate work surfaces, stainless steel sink with chrome mixer tap, Tecnik stainless steel range cooker with five ring gas hob and large stainless steel overhead extractor, space for a fridge freezer, space and plumbing for a washing machine, Karndean flooring, and ceiling light point.

Th kitchen allows access out to the side of the property via a UPVC door.

CONSERVATORY

Accessed from the lounge, a spacious UPVC conservatory with French doors allowing access out to the paved patio area, briefly comprising, radiator, solid wood flooring, and ceiling fan/light.

DOWNSTAIRS WC

Assessed from the kitchen, the downstairs WC with small UPVC double glazed frosted window, briefly comprises, white vanity unit housing the ceramic wash hand basin with chrome mixer tap, low level WC, built in storage cupboard housing the properties Alpha combination boiler, ceramic floor tiles, and ceiling light point.

BEDROOM ONE

A spacious double bedroom with UPVC double glazed window overlooking the front of the property, briefly comprising, white fitted wardrobes incorporating dressing table and mirror, radiator, carpeted flooring, and ceiling light point.

BEDROOM TWO

A spacious double bedroom with UPVC double glazed window overlooking the rear of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point.

BEDROOM THREE

Bedroom three with UPVC double glazed window overlooking the front of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point.

BEDROOM FOUR

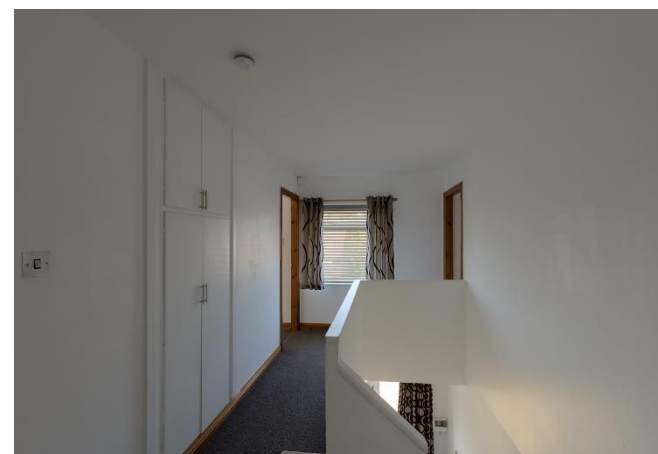
Bedroom four with UPVC double glazed window overlooking the rear of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point.

FAMILY BATHROOM

The family bathroom with two UPVC double glazed frosted windows, briefly comprising, panelled bath with chrome mixer tap, and Bristan electric shower over, pedestal sink with chrome mixer tap, low level WC, ceramic wall tiles, chrome towel warmer, ceramic floor tiles, and ceiling light point.

EXTERNAL

Externally the front of the property there is a private tarmac drive providing off road parking for two vehicles. The rear of the property boasts an attractive garden, with a spacious, paved patio area, and lawn, framed with attractive mature planting.

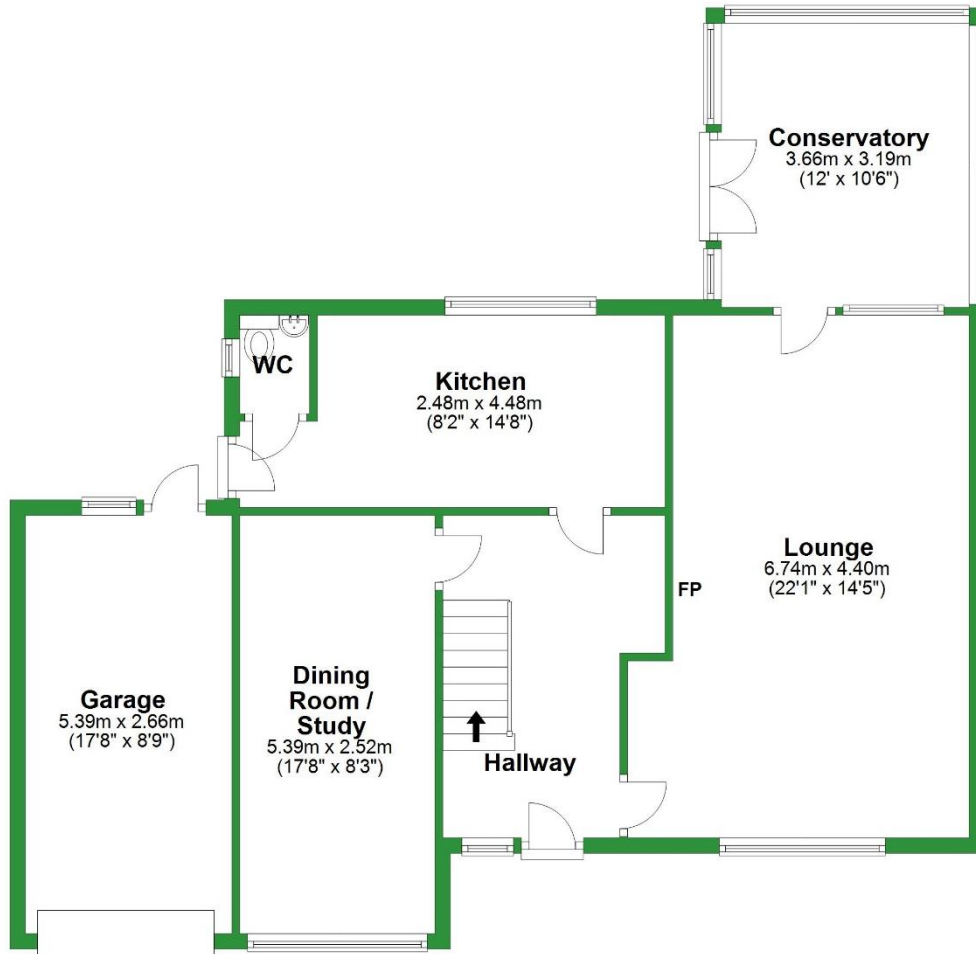






Ground Floor

Approx. 93.3 sq. metres (1003.8 sq. feet)

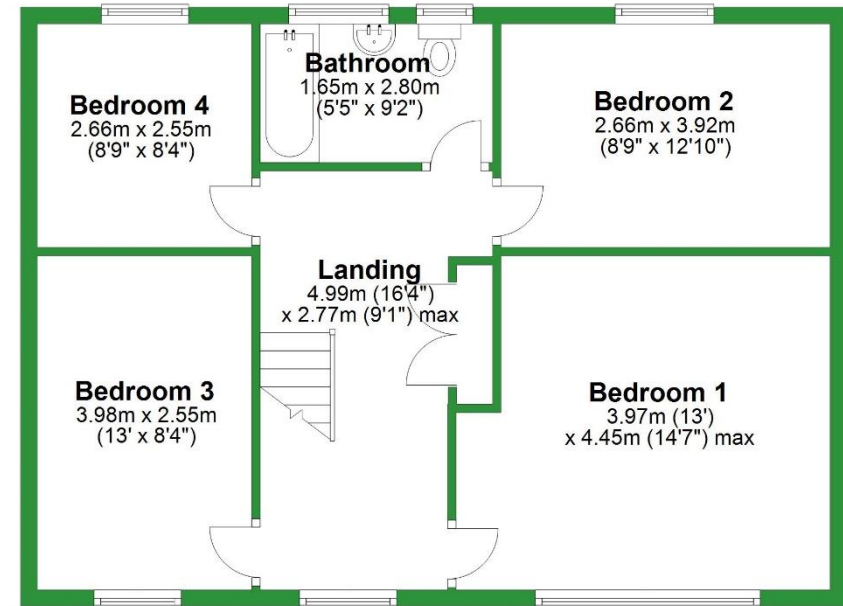


Total area: approx. 156.8 sq. metres (1687.9 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

First Floor

Approx. 63.6 sq. metres (684.1 sq. feet)



Disclaimer: We strongly advise anyone contemplating buying a house to obtain advice on mortgage finance as soon as possible. In this respect we provide an in house advice service from the owner of Pendle Hill Properties Mr Andrew Turner who operates APT Financial Services LTD at our offices based in Sabden. He is also available to visit you in the comfort of your own home or place of work. **Please note:** These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Pendle Hill Properties has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.

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