



16 Valley Terrace

Simonstone

Offers in the Region of: £269,950



**Pendle Hill
Properties**



16 Valley Terrace, Simonstone
£269,950 Offers in the
Region of

A four bedroom end terraced property in the sought after village of Simonstone briefly comprises a lounge, dining room, kitchen, cellar, three bedrooms, study, bathroom, loft room and gardens to the side and rear of the property.



LOUNGE

A spacious lounge with feature fireplace and stone surround briefly comprises double-glazed windows to the rear and side aspects, carpeted flooring, a radiator, ceiling light point and access to the kitchen and cellar.

DINING ROOM

The dining room comprises a gas fireplace, large double-glazed window to the front, carpeted flooring, a radiator and ceiling light point.

KITCHEN

A kitchen with a range of wall and base mounted units boasts laminate work tops, vinyl flooring, a stainless steel sink with mixer tap, space for appliances, a walk in storage cupboard and access to a rear porch.

CELLAR

A large cellar, accessible from the lounge, boasts a huge storage space, concrete flooring, ceiling light points, plumbing for washer and dryer and electricity.

BEDROOM ONE

A large double bedroom with integrated storage briefly comprises carpeted flooring, ceiling light point, radiator and double-glazed window to the rear.

BEDROOM TWO

A second double bedroom briefly comprises a double-glazed window to the front of the property, integrated storage, carpeted flooring, ceiling light point and a radiator.

BATHROOM

A fully fitted bathroom boasts a bath with shower attachment, low level WC, pedestal sink, half tiled walls, carpeted flooring, ceiling light point, radiator and frosted window.

BEDROOM THREE

Bedroom three is a single bedroom which briefly comprises integrated storage, carpeted flooring, ceiling light point, a radiator and double-glazed window to the side.

STUDY

A study area boasts carpeted flooring, shelving, double glazed window, radiator and ceiling light point and provides access via a staircase to the loft room.

BEDROOM FOUR/LOFT ROOM

A large loft space currently utilized for storage briefly comprises carpeted flooring, ceiling light point, double-glazed window and eave storage.

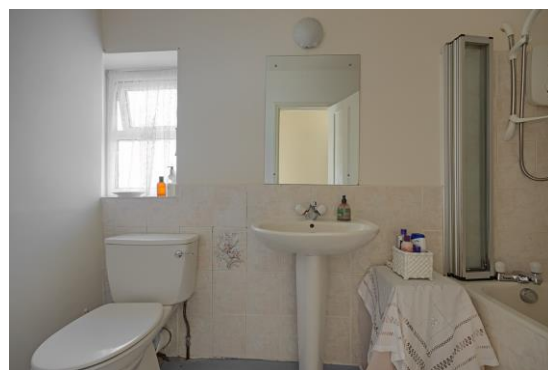
EXTERNAL

The property has stunning gardens to the side and rear filled with flowers, plants, trees and lawned space, a detached garage with parking. An access road to the side and rear of the property with right of access for attached properties.

ADDITIONAL INFORMATION

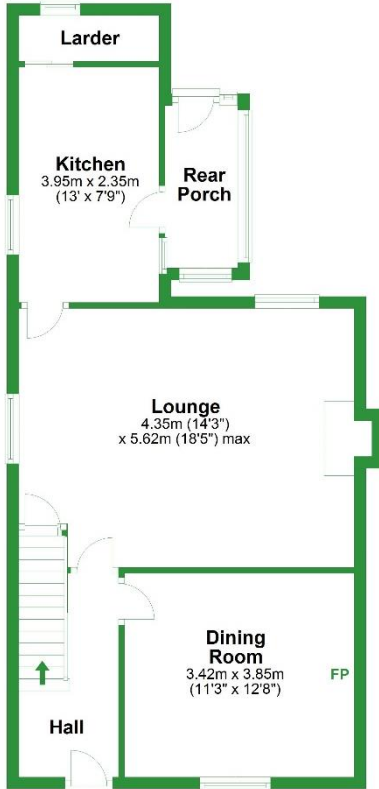
Tenure = Leasehold, 880 years remaining

Council Tax Band = C



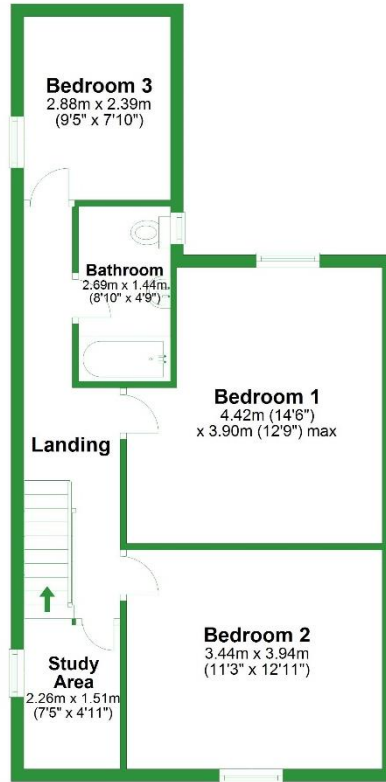
Ground Floor

Approx. 59.4 sq. metres (639.3 sq. feet)



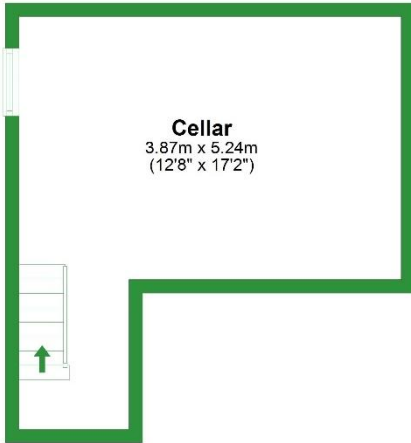
First Floor

Approx. 53.0 sq. metres (570.2 sq. feet)



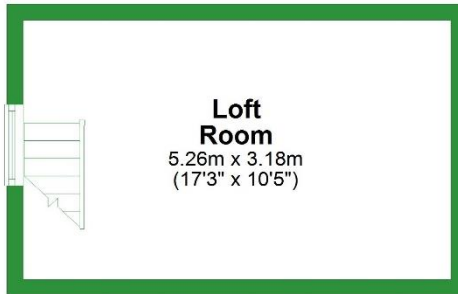
Basement

Approx. 19.1 sq. metres (205.8 sq. feet)



Second Floor

Approx. 16.7 sq. metres (180.0 sq. feet)



Total area: approx. 148.2 sq. metres (1595.4 sq. feet)

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



Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



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