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2 Gawthorpe View
Higham
BB12 9HB



For Sale

£185,000

- Beautiful period cottage
- Popular & sought after village location
- Ideal for couple or family
- Spacious lounge
- Dining kitchen

- Three well proportioned bedrooms
- Three piece bathroom
- En suite
- Central heating and double glazing
- No chain



This beautiful cottage is located in the popular Pendleside village of Higham and is within easy access of amenities. The property offers original features in abundance such as oak beams, original stone flagged floor. This would make an ideal purchase for those wanting to enjoy the benefits of village life and yet be within a commutable distance of the major conurbations of the North West via the M65 motorway which is within five minutes drive away.

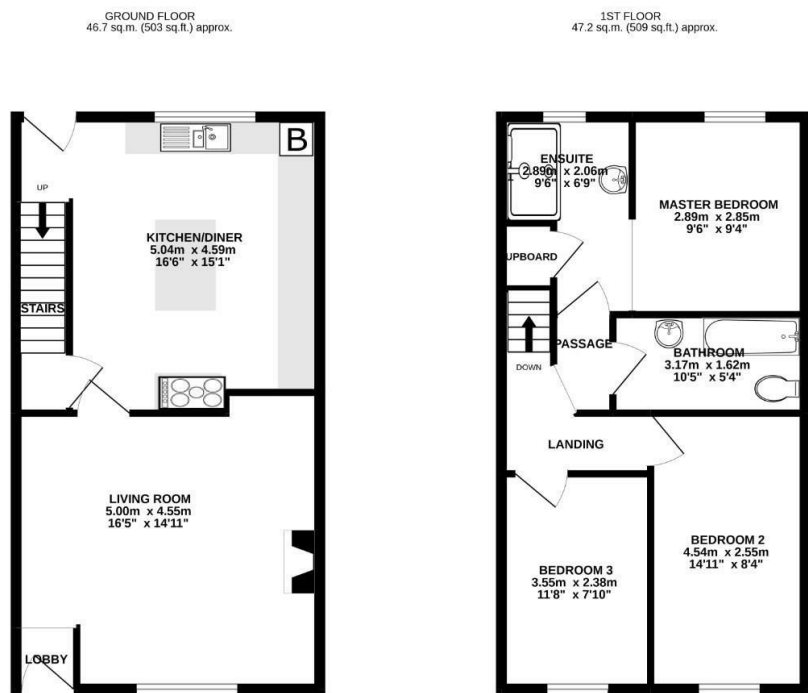
The property briefly comprises: an entrance lobby accessed by UPVC double glazed door which leads into a superb well proportioned lounge with living flame gas fire with surround, fully fitted kitchen which houses an excellent range of matching shaker style, wall, base and island unit, contrasting work surfaces with appliances including wine fridge, range oven, dishwasher, gas fired combination boiler.

To the first floor is a spacious landing where there are three double bedrooms the main bedroom also benefits from a modern en suite shower room which consists of shower enclosure and wash basin, the family bathroom consists of a contemporary three piece suite with bath, separate WC, vanity sink unit and and is fully tiled throughout which provides a practical finish.

Externally to the front is a garden forecourt.

The property benefits from UPVC double glazing and gas fired central heating.

Early viewing is advised not to miss out!



TOTAL FLOOR AREA: 94.0 sq.m. (1,011 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their reliability or efficiency can be given.
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