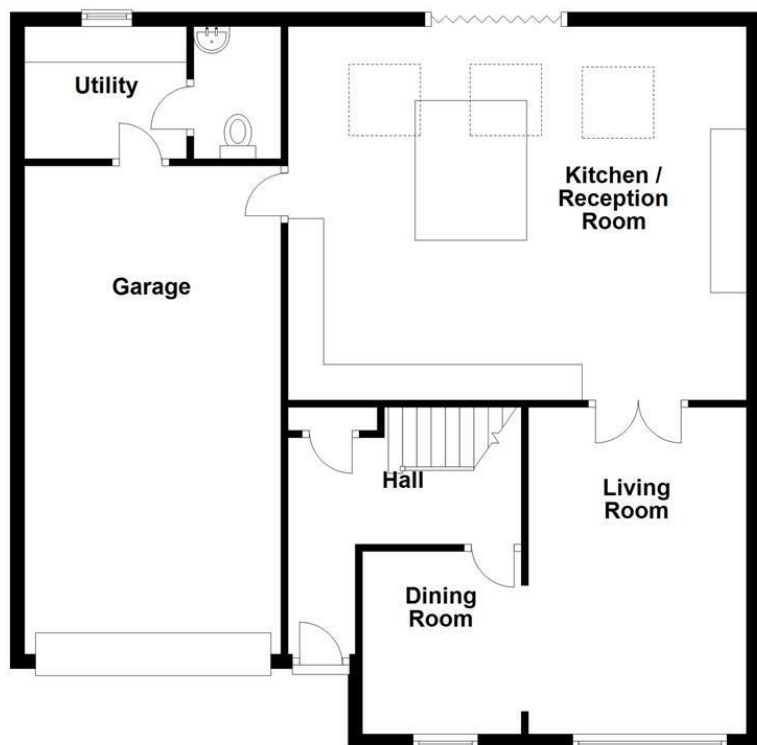


Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		66	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

Sandown Road, Haslingden, BB4 6PL

Offers Over £375,000

A SUPERB FOUR BEDROOM FAMILY HOME WITH OFF ROAD PARKING, THE PERFECT FAMILY HOME

If you are looking for the perfect family home, finished to a superb standard with a contemporary interior style, then look no further! This wonderful four-bedroom property is being welcomed to the property market on a peaceful estate in a popular area of Haslingden. The property is equipped with everything a growing family would need culminating in a stunning open plan kitchen/reception room. The property is situated in Haslingden providing easy access to countryside walks yet still being easily accessible for commuter routes towards Rawtenstall, Rochdale and neighbouring towns.

The property comprises briefly, to the ground floor; entrance to a welcoming entrance hall with stairs leading to the first floor and doors providing access to a cloakroom, dining room and under stairs storage. The dining room is open to the living room which has doors providing access to the beautiful open plan kitchen and reception room. The kitchen is fitted with contemporary wall and base units and has bi folding doors leading to the rear garden and a door leading to the garage. The garage has a door providing access to the utility which has a door leading to the downstairs wc. To the first floor, there is a landing with doors leading to four bedrooms and a four-piece family bathroom. The main bedroom is well proportioned and has an en suite three-piece bathroom. Externally the property offers a spacious rear garden which wraps around to the side, a laid to lawn area, paved patio and bedding areas with mature shrubbery. The front has a driveway for off road parking, a laid to lawn garden and a garage.

View early to avoid disappointment! Contact our Rossendale team for further information or to arrange a viewing.

Sandown Road, Haslingden, BB4 6PL

Offers Over £375,000



- EPC Rated D
- Garage Parking
- Fully Detached
- Freehold Property
- Stunning Fitted Kitchen
- Well Located
- Council Tax Band E
- Spacious Rear Garden
- Nearby Nature Walks

Ground Floor

Hall

13'07 x 9'06 (4.14m x 2.90m)

Central heating radiator, stairs to first floor, wood effect floor, doors to the cloak room and dining room.

Dining Room

9'08 x 9'06 (2.95m x 2.90m)

UPVC double glazed window, central heating radiator, wood effect floor, opening to living room.

Living Room

15'10 x 10'11 (4.83m x 3.33m)

UPVC double glazed window, central heating radiator, television point, wood effect floor, sliding doors to kitchen / reception room two.

Kitchen / Reception Room Two

21'00 x 17'11 (6.40m x 5.46m)

Three UPVC double glazed velux windows, central heating radiator, wall and base units, granite effect worktops, composite sink with drainer and mixer Quooker tap , elevated plug sockets, island and breakfast bar, Belling double oven, six ring electric hob with extractor hood, space for american fridge/freezer, built in waste bin, dish washer, spotlights, television point, electric fire, wood effect floor, UPVC double glazed folding door to rear garden, door to garage.

Garage

22'06 x 11'09 (6.86m x 3.58m)

Up and over garage door, door to utility.

Utility

8'06 x 6'08 (2.59m x 2.03m)

UPVC double glazed window, laminate worktops, plumbing for washing machine and dryer, laminate flooring, door to WC, Worcester boiler.

WC

6'08 x 2'06 (2.03m x 0.76m)

Low basin WC, vanity top wash basin with traditional taps, laminate floor,

First Floor

Landing

16'08 x 10'01 (5.08m x 3.07m)

Doors to four bedrooms, storage container and bathroom.

Bedroom One

10'07 x 11'04 (3.23m x 3.45m)

UPVC double glazed window, central heating radiator, wood effect floor, opening to ensuite.

Ensuite

9'04 x 5'04 (2.84m x 1.63m)

Two UPVC double glazed frosted windows, central heated towel rail, full flush WC, vanity top wash basin with mixer taps, panel bath with mixer taps, overhead main feed shower with rinse head, tiled elevations, tiled floor, spotlights.

Bedroom Two

15'06 x 10'11 (4.72m x 3.33m)

UPVC double glazed window, central heating radiator, fitted wardrobes.

Bedroom Three

12'03 x 11'08 (3.73m x 3.56m)

UPVC double glazed window, central heating radiator, covings.

Bedroom Four

12'02 x 9'08 (3.71m x 2.95m)

UPVC double glazed window, central heating radiator, covings.

Bathroom

10'09 x 8'08 (3.28m x 2.64m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer taps, freestanding bath with mixer taps and rinse head, walk-in-main feed shower with rinse head, tiled elevations, tiled floor, spotlights.

Externally

Front

Enclosed garden, laid to lawn area, off road parking, parking, garage.

Rear

Enclosed wrap around garden, laid to lawn area, bedding area, mature shrubs, paved patio

