



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			80
(81-91) B			
(69-80) C			
(55-68) D		55	
(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.

## Whitecroft Avenue, Haslingden, BB4 4BU

### £300,000

A BEAUTIFULLY SPACIOUS FAMILY HOME

We are proud to welcome this spectacular, four bedroom mid terraced property to the market in the sought after location of Haslingden. This impressive home is presented to the highest standard and has been very well maintained by the current owners. Boasting three double bedrooms, a sizable open plan kitchen/living area with underfloor heating, modern fixtures and fittings, neutral decoration, bay windows to the front and conveniently close to local schools and amenities as well as having major commuter and motorway links. This property is ideally suited for a small/growing family looking for their forever home.

Comprising briefly; entrance via the front door to a welcoming hallway which provides access to a reception room, an open plan kitchen/living area and stairs to the first floor. The kitchen/living area has bi-folding doors leading out to the rear. The first floor comprises of a landing which gives access to two bedrooms, an inner hallway and a three piece family bathroom. The inner hallway has a door to bedroom three and a door which leads to stairs to the second floor which hosts the fourth bedroom. Externally, to the front there is an enclosed courtyard with paving, slate chippings and on street parking. To the rear, there is an enclosed laid to lawn garden with decking area.

For further information, or to arrange a viewing, please contact our Rawtenstall team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

# Whitecroft Avenue, Haslingden, BB4 4BU

£300,000



- Beautifully Presented Mid Terraced Property
- Open Plan Living
- Enclosed Garden to Rear
- EPC Rating D
- Four Bedrooms
- Updated to Highest Standard
- Tenure Leasehold
- Three Piece Bathroom
- Neutral Decoration
- Council Tax Band B

## Ground Floor

### Entrance Hall

12'5 x 6'10 (3.78m x 2.08m )

Composite front door, UPVC double glazed frosted window, central heating radiator, underfloor heating, tiled flooring, stairs to first floor, doors leading to kitchen and reception room.

### Reception Room

12'4 x 11 (3.76m x 3.35m)

UPVC double glazed bay window, central heating radiator, electric fire with stone surround, television point and wood effect laminate flooring.

### Kitchen/Living Area

19'8 x 10'4 (5.99m x 3.15m )

UPVC double glazed window, central heating radiator, spotlights, smoke detector, mix of gloss wall and base units, marble surfaces, breakfast bar, composite sink and drainer with mixer tap, integrated electric high rise double oven, four ring gas hob and extractor hood, integrated fridge freezer, dishwasher and washing machine with dryer combo, television point, wood panelling, gas fire, tiled flooring, door to pantry and UPVC double glazed bi-folding doors leading out to rear.

## First Floor

### Landing

7'6 x 6'10 (2.29m x 2.08m )

Doors leading to two bedrooms, bathroom and inner hall.

### Bedroom One

12'4 x 11'5 (3.76m x 3.48m )

UPVC double glazed window, central heating radiator, television point and fitted wardrobes.

### Bedroom Three

7'11 x 7'3 (2.41m x 2.21m )

UPVC double glazed window and central heating radiator.

### Inner Hall

4 x 3'1 (1.22m x 0.94m )

Door leading to bedroom two and stairs to second floor.

### Bedroom Two

12'3 x 8 (3.73m x 2.44m )

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

### Bathroom

7'3 x 6'8 (2.21m x 2.03m )

UPVC double glazed frosted window, central heating towel rail, spotlights, vanity top wash basin with waterfall mixer tap, dual flush WC, panel bath with waterfall mixer tap, rainfall rinse head and direct feed shower, tiled elevations, tiled flooring and boiler cupboard.

## Second Floor

### Bedroom Four

17'11 x 15'7 (5.46m x 4.75m )

Two velux windows, central heating radiator and eaves storage.

### Exterior

#### Rear

Enclosed laid to lawn garden with decking.

#### Front

Enclosed courtyard with paving and slate chippings.

