



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			83
(81-91) B			
(69-80) C		69	
(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.

## Thirlmere Avenue, Haslingden, BB4 6LU

### Offers Over £300,000

A SPACIOUS, FOUR BEDROOM, SEMI DETACHED DORMER BUNGALOW WITH A LARGE GARAGE AND OFF ROAD PARKING

Commanding an enviable position on one of Haslingden's most popular streets, this beautifully presented 4/3 bedroom, semi detached family home is perfect for a growing family looking for their dream home within close proximity to local primary and secondary schools. The property also provides easy access to major commuter routes towards Bury and Manchester making this the perfect location for those looking to move out of the city. The property has been extensively and lovingly upgraded by the current owners to create a warm and welcoming home that is the perfect mix of space, style and comfort.

The property comprises briefly, to the ground floor: entrance from the side elevation to a welcoming hallway with doors leading to a contemporary fitted kitchen, spacious reception room, utility room, and open access to a second reception room. The second reception room has stairs leading to the first floor, bi-folding doors to a downstairs bedroom, and French doors to a conservatory overlooking the rear garden. To the first floor is a landing with doors leading to three bedrooms and a spacious four piece family bathroom suite. Externally, the property boasts an enclosed laid to lawn rear garden with decking, bedding areas and side access into the garage. The front of the property offers a driveway providing off road parking for numerous vehicles leading to the detached garage/workshop.

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

# Thirlmere Avenue, Haslingden, BB4 6LU

## Offers Over £300,000



- Beautifully Presented Semi Detached Dormer Bungalow
- Contemporary Fitted Kitchen
- Driveway and Detached Garage
- EPC Rating C
- Four Bedrooms
- Stylish Decoration
- Tenure Freehold
- Four Piece Bathroom
- Perfect Family Home
- Council Tax Band C

### Ground Floor

#### Entrance Hall

Composite double glazed frosted front door, central heating radiator, coving, smoke detector, partial wood effect flooring, doors leading to kitchen, reception room one, utility/WC, understairs storage and open to reception room two.

#### Kitchen

11'1 x 8'9 (3.38m x 2.67m)

UPVC double glazed window mix of high gloss wall and base units, compact laminate worktops, Rangemaster with five ring gas hob and extractor hood, tiled splashbacks, stainless steel sink with mixer tap, integrated dishwasher, fridge and freezer, enclosed Worcester combi boiler and wood effect flooring.

#### Reception Room One

15'11 x 10'10 (4.85m x 3.30m)

UPVC double glazed window, central heating radiator, spotlights, coving, television point, electric log burning effect stove and wood effect flooring.

#### Reception Room Two

12'9 x 10'1 (3.89m x 3.07m )

Central heating radiator, coving, wood effect flooring, stairs to first floor, UPVC double glazed French doors to conservatory and UPVC double glazed bi-folding doors to bedroom four.

#### Bedroom Four

9'11 x 7'10 (3.02m x 2.39m)

UPVC double glazed window and central heating radiator.

#### Conservatory

11'5 x 10'1 (3.48m x 3.07m)

UPVC double glazed windows, pitched polycarbonate roof, central heating radiator, tiled flooring and UPVC double glazed French doors to rear.

### First Floor

#### Landing

Loft access, smoke detector, dado rail, doors leading to three bedrooms and bathroom.

#### Bedroom One

10'10 x 10'6 (3.30m x 3.20m)

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

#### Bedroom Two

10'11 x 8'5 (3.33m x 2.57m)

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

#### Bedroom Three

9'8 x 9 (2.95m x 2.74m)

UPVC double glazed window and central heating radiator.

### Bathroom

12'11 x 8'4 (3.94m x 2.54m)

Two UPVC double glazed frosted windows, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, double panel bath with mixer tap, walk-in direct feed rainfall shower and rinse head, part PVC panel elevations, part tiled elevations, spotlights, LED illuminated mirror, tiled flooring, fitted storage and under eaves storage.

### Exterior

#### Rear

Enclosed laid to lawn garden, decking, bedding areas and access to garage.

#### Front

Off road parking.



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