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Plan produced using PlanUp.



Helmshore Road, Haslingden, BB4 4JA

£395,000

A DECEPTIVELY SPACIOUS FOUR BEDROOM TRUE BUNGALOW

Welcome to this charming property located on Helmshore Road in the picturesque town of Helmshore, Rossendale. This delightful house boasts a spacious reception room overlooking the garden, perfect for entertaining guests or relaxing with your family. With four bedrooms and two bathrooms, there is plenty of space for everyone in the household.

One of the highlights of this property is the modern fitted dining kitchen, ideal for preparing delicious meals and enjoying time with your loved ones. The large wraparound garden offers ample space for outdoor activities, gardening, or simply basking in the sunshine on a lazy afternoon.

Convenience is key with parking and a garage, ensuring ample storage and never having to worry about finding a spot for your vehicle.

This four bedroom true bungalow is a rare find and offers a unique living experience in a tranquil setting. Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and take the first step towards creating lasting memories in this wonderful property on Helmshore Road.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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.

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- Spacious Detached Bungalow
- Modern Fitted Dining Kitchen
- Off Road Parking and Garage
- EPC Rating TBC
- Four Bedrooms
- Well Presented Throughout
- Tenure Leasehold
- Two Bathrooms
- Exquisite Wraparound Gardens
- Council Tax Band D

Entrance Vestibule

4'1 x 3'5 (1.24m x 1.04m)
UPVC front door and hardwood door to hall.

Hall

22'4 x 4'0 (6.81m x 1.22m)
Central heating radiator, spotlights, coving to ceiling, loft access, doors leading to four bedrooms, bathroom, storage and open access to kitchen.

Bedroom One

12'2 x 11'4 (3.71m x 3.45m)
UPVC double glazed window, central heating radiator and door to en suite.

En Suite

8'11 x 4'6 (2.72m x 1.37m)
Central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with mixer tap and overhead direct feed shower.

Bedroom Two

12'2 x 8'2 (3.71m x 2.49m)
UPVC double glazed French doors to front and central heating radiator.

Bedroom Three

9'8 x 9'6 (2.95m x 2.90m)
UPVC double glazed window and central heating radiator.

Bedroom Four

9'5 x 8'11 (2.87m x 2.72m)
UPVC double glazed window and central heating radiator.

Bathroom

9'4 x 5'7 (2.84m x 1.70m)
Central heated towel rail, dual flush WC, pedestal wash basin with traditional taps, double panel bath with mixer tap and rinse head, spotlights, part tiled elevations and laminate flooring.

Kitchen/Dining Area

26'4 x 7'11 (8.03m x 2.41m)
UPVC double glazed window, central heating radiator, range of wall and base units with laminate worktops, integrated high rise double oven, five ring gas hob and extractor hood, stainless steel splashback, stainless steel sink and drainer with mixer tap, integrated dishwasher, space for fridge freezer, plumbing for washing machine, spotlights, wood effect laminate flooring and open access to reception room.

Reception Room

26'2 x 12'1 (7.98m x 3.68m)
Central heating radiator, feature wall lights, television point, wood effect laminate flooring and two UPVC double glazed French doors to rear.

Exterior

Rear

Enclosed garden with laid to lawn, flagged patio, access to garage/outbuilding and off road parking.

Front

Laid to lawn garden and bedding areas.



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