



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			88
(81-91) B		79	
(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.

## Mercer Crescent, Haslingden, BB4 4DQ

### £499,950

A NEUTRALLY FINISHED DETACHED HOME WITH A CONTEMPORARY INTERIOR STYLE AND A GENEROUS 2 ACRE GARDEN

WOW! Any growing family looking for a well-proportioned, neutrally finished, four bedroom, detached family home with a generous garden should look no further! This versatile abode offers a range of adaptable living accommodation to suit the growing demands of family life with easy access to all local amenities and schools plus major commuter routes towards Bury and Manchester. This property is truly not to be missed with its deceptively large plot, it offers superb potential for keen gardeners.

The property comprises briefly, to the ground floor: Entrance into a welcoming hallway with stairs leading to the first floor, door providing access to the living room, and open access into a stylish contemporary fitted kitchen/dining room. The kitchen/dining room has doors leading to a Jack & Jill shower room, two downstairs bedrooms, and two sets of French doors leading to the garden. One of the downstairs bedrooms is currently used as a games room. To the first floor, is an impressive landing with doors leading to two more bedrooms and a modern three piece bathroom suite. Externally, the property boasts a generous garden accessed via a private gated driveway and split into three parts. There is a large gravel chipped garden with paved patios, a timber shed and a hot tub area with outdoor shower, plus a further gated woodland garden and an additional large laid to lawn garden with bedding areas. The front of the property offers off road parking for numerous vehicles with two double garages, one accessed from the front and the other from the rear and to the lower ground floor.

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 @keenansstateagents

# Mercer Crescent, Haslingden, BB4 4DQ

£499,950



- Beautifully Presented Detached Property
- Finished to Highest Standard
- Ample Off Road Parking and Two Garages
- EPC Rating C
- Four Bedrooms
- Stylish Decoration
- Tenure Freehold
- Two Modern Fitted Bathrooms
- Open Plan Contemporary Kitchen
- Council Tax Band TBC

## Ground Floor

### Entrance Hall

10'3 x 9'4 (3.12m x 2.84m )

Double glazed front door, UPVC double glazed window, central heating radiator, tiled flooring, stairs to first floor and open to kitchen.

### Kitchen

34 x 10'5 (10.36m x 3.18m )

Two UPVC double glazed windows, partial double glazed ceiling, units, two UPVC double glazed French doors to the rear, three central heating radiators, spotlights, high gloss wall and base units, granite worktops, high rise Neff oven microwave, four ring induction hob and extractor hood, one and a half inset stainless steel sink with integrated drainboard and mixer tap, integrated wine fridge, washing machine, dishwasher, two fridge freezers, tiled flooring, doors leading to bedroom three, four, reception room, Jack and Jill shower room and storage cupboard.

### Jack and Jill Shower Room

6'8 x 4'11 (2.03m x 1.50m )

Velux window, electric heated towel rail, dual flush WC, vanity top wash basin with mixer tap, walk-in over head direct feed rainfall shower with rinse head, partially tiled elevations, spotlights, extractor fan, tiled flooring and door to bedroom three.

### Bedroom Three

11'6 x 8'8 (3.51m x 2.64m)

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

### Bedroom Four

13'4 x 6'11 (4.06m x 2.11m )

Central heating radiator and UPVC double glazed door to rear.

### Reception Room

16'2 x 13'5 (4.93m x 4.09m )

Two UPVC double glazed windows, two central heating radiators, living flame gas fire and coving.

## First Floor

### Landing

9'4 x 8'10 (2.84m x 2.69m)

UPVC double glazed window, spotlights, doors to two bedrooms and bathroom.

### Bedroom One

16'3 x 12'1 (4.95m x 3.68m )

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

### Bedroom Two

12'1 x 11'3 (3.68m x 3.43m )

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

## Bathroom

8'6 x 6'10 (2.59m x 2.08m )

Velux window, electric heated towel rail, dual flush WC, vanity top wash basin with mixer tap, double panelled jacuzzi bath with over head direct feed rainfall shower, partially tiled elevations and vinyl flooring.

## Exterior

### Front

Off road parking for numerous vehicles with two double garages, one accessed from the front and the other from the rear and to the lower ground floor.

### Garage to Front

18'4 16'2 (5.59m 4.93m )

Roller shutter door.

### Rear

Composite decked terrace, laid to lawn garden with bedding areas, paved patio, hot tub, outdoor shower, gated access to off road parking and gated access to woodland area and further laid to lawn garden.

## Lower Ground Floor

### Garage to Rear

18'4 x 16'2 (5.59m x 4.93m )

Roller shutter door, three velux windows, two UPVC double glazed windows, plumbing for washing machine and UPVC double glazed French doors to decked terrace.



Tel: 01706215618

www.keenans-estateagents.co.uk