



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			78
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.

Anemone Drive, Helmshore, BB4 6NJ

Offers Over £375,000

AN ENVIABLE FAMILY HOME

Having been presented and maintained beautifully throughout with spacious rooms, enviable views overlooking Musbury Tor and stunning low maintenance gardens, this exceptional four bedroom detached property is being proudly welcomed to the market in the sought after location of Helmshore on a popular estate. With a double driveway, two bathrooms and neutral decoration, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rawtenstall, Bury, Manchester and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, snug and houses a staircase to the first floor. The snug, which could be used as a fifth bedroom, leads on to a downstairs WC. The reception room benefits from a fantastic media wall and high quality flame effect fire and leads openly on to a dining area. The dining area guides you through to a conservatory and fitted kitchen. The first floor comprises of doors on to four generously sized bedrooms and a family bathroom. All bedrooms benefit from fitted wardrobes whilst the main bedroom also boasts an en suite shower room. Externally there is an enclosed low maintenance garden to the rear with block paving, artificial lawn and bedding areas. To the front there is a garden with bedding area and double driveway.

For further information or to arrange a viewing please contact our Rossendale branch at your earliest convenience.

Anemone Drive, Helmshore, BB4 6NJ

Offers Over £375,000



- Immaculate Detached Property
- Modern Fitted Kitchen
- Off Road Parking
- EPC Rating D
- Four Bedrooms
- Ample Living Space
- Tenure Freehold
- Two Bathrooms
- Immaculate Rear Garden
- Council Tax Band C

Ground Floor

Entrance Hall

4'10 x 4'0 (1.47m x 1.22m)

UPVC double glazed frosted front door, central heating radiator, wood effect laminate flooring, doors leading to snug, reception room and stairs to first floor.

Snug

10'10 x 8'7 (3.30m x 2.62m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring and open access to WC.

WC

8'7 x 2'11 (2.62m x 0.89m)

Dual flush WC, wall mounted wash basin with mixer tap, extractor fan and wood effect laminate flooring.

Reception Room

14'3 x 11'4 (4.34m x 3.45m)

UPVC double glazed bay window, central heating radiator, spotlights, media wall with television point and living flame electric fire, wood effect laminate flooring and open to dining area.

Dining Area

10'1 x 8'8 (3.07m x 2.64m)

Spotlights, wood effect laminate flooring, door to kitchen and UPVC double glazed double doors to conservatory.

Kitchen

18'2 x 11'10 (5.54m x 3.61m)

Two UPVC double glazed windows, central heating radiator, range of panelled wall and base units with granite effect worktops, ceramic Belfast sink with high spout mixer tap, integrated electric double oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine and dishwasher, space for dryer, spotlights, breakfast bar, tiled effect lino flooring and UPVC double glazed frosted stable door to rear.

Conservatory

10'8 x 9'0 (3.25m x 2.74m)

UPVC double glazed window, upright central heating radiator, polycarbonate roof, ceiling fan, wood effect laminate flooring and UPVC double glazed French doors to rear.

First Floor

Landing

8'7 x 6'3 (2.62m x 1.91m)

Loft access, storage cupboard, doors leading to four bedrooms and family bathroom.

Bedroom One

16'1 x 9'4 (4.90m x 2.84m)

UPVC double glazed window, central heating radiator, fitted wardrobes, spotlights and door to en suite.

En Suite

6'8 x 5'3 (2.03m x 1.60m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, direct feed rainfall shower enclosed with rinse head, pedestal wash basin with mixer tap, tiled elevations, spotlights, extractor fan and tiled effect vinyl flooring.

Bedroom Two

12'11 x 11'1 (3.94m x 3.38m)

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

Bedroom Three

11'1 x 8'7 (3.38m x 2.62m)

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

Bedroom Four

7'8 x 7'3 (2.34m x 2.21m)

UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect laminate flooring.

Bathroom

8'10 x 5'3 (2.69m x 1.60m)

UPVC double glazed frosted window, central heated towel rail, pedestal wash basin with mixer tap, dual flush WC, corner panelled bath with jets, mixer tap and rinse head, tiled elevations, spotlights, extractor fan and tiled effect vinyl flooring.

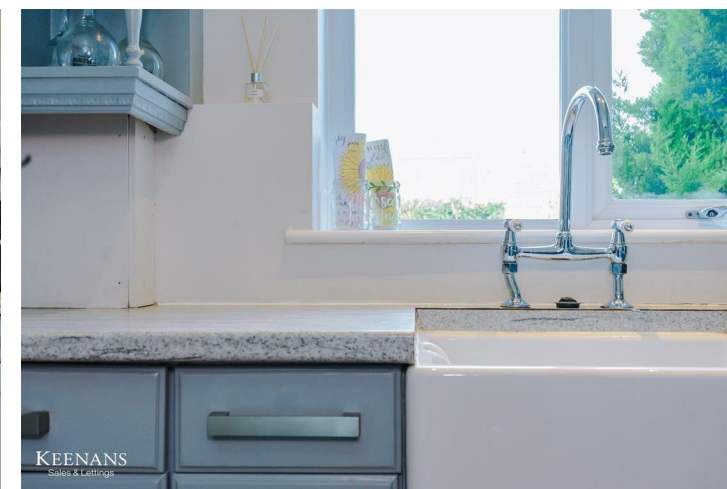
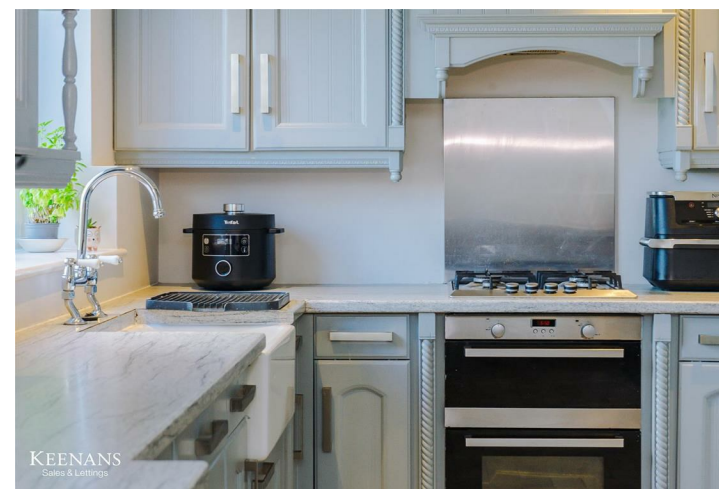
External

Rear

Enclosed garden with block paving, artificial lawn and bedding areas.

Front

Off road parking.



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