



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

## Roundhill Lane, Haslingden, BB4 5BJ

### £550,000

AN EXCEPTIONAL DETACHED FAMILY HOME ON AN IMPRESSIVE PLOT

Having been presented and updated to the highest standard throughout this stunning four bedroom detached property boasts not only a prime location but also an impressive plot that is sure to captivate any potential homeowner. Situated within the most picturesque location of Haslingden, with beautiful features throughout, neutral decoration and breath-taking views, this property effortlessly combines style with functionality. The immaculate presentation of this house is evident in every corner, with four double bedrooms, not being overlooked and benefitting from an integral garage. The stunning landscaped wrap-around gardens further enhance the beauty of this home, providing a serene outdoor space to unwind and enjoy the fresh air. Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Bury, Accrington and a major motorway links.

The property comprises briefly; a welcoming entrance porch provides access through to a hallway. The hallway guides you on to a two reception rooms, dining room, modern fitted kitchen, WC and staircase to the first floor. The second reception room leads on to a conservatory whilst the provides access through to a utility room/breakfast room which leads on to an integral garage and out to the rear. The first floor comprises of doors on to four double bedrooms, bathroom and WC. The main bedroom benefits from an en suite shower room. Externally there are stunning wraparound gardens with laid to lawn, paving, bedding and mature shrubs to the rear. To the front there is a wraparound laid to lawn garden with bedding ample off road parking and access on to the garage.

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

# Roundhill Lane, Haslingden, BB4 5BJ

£550,000



- Impressive Detached Property
- Ample Living Space
- Off Road Parking and Garage
- EPC Rating D
- Four Bedrooms
- Immaculate Presentation Throughout
- Tenure Freehold
- Two Bathrooms
- Stunning Wraparound Gardens
- Council Tax Band G

## Ground Floor

### Entrance Porch

6'4 x 2'4 (1.93m x 0.71m)

Hardwood double glazed front door, hardwood double glazed window, two feature wall lights, tiled flooring and hardwood oak single glazed door to hall.

### Hall

11'10 x 8'5 (3.61m x 2.57m)

Central heating radiator, coving, smoke detector, oak doors to two reception rooms, dining room, kitchen, WC and stairs to first floor.

### WC

6'10 x 5'7 (2.08m x 1.70m)

UPVC double glazed frosted window, electric heater, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, spotlights, extractor fan, understairs storage and wood effect laminate flooring.

### Reception Room One

16'7 x 15'2 (5.05m x 4.62m)

UPVC double glazed bay window, central heating radiator, coving, Aga, television point, cast iron multifuel burner with limestone hearth and surround.

### Reception Room Two

11'4 x 9'10 (3.45m x 3.00m)

Central heating radiator, coving, picture rail and hardwood double doors to conservatory.

### Dining Room

15'2 x 14'10 (4.62m x 4.52m)

Two UPVC double glazed windows, central heating radiator and coving.

### Kitchen

12'1 x 10'1 (3.68m x 3.07m)

Hardwood double glazed window, upright central heating radiator, range of matte wall and base units with granite effect worktops, gold splashback, stainless steel sink and drainer with mixer tap, integrated electric double Bosch oven, integrated microwave, four ring induction hob and extractor hood, integrated fridge freezer and dishwasher, spotlights, herringbone Karndean flooring and open to utility/breakfast room.

### Utility/Breakfast Room

10'4 x 7'10 (3.15m x 2.39m)

Hardwood double glazed window, central heating radiator, range of matte base units with granite effect worktops, gold splashback, plumbing for washing machine, space for dryer, Baxi boiler, spotlights, inset shelving, herringbone Karndean flooring, door to garage and UPVC double glazed stable door to rear.

## First Floor

### Landing

15'9 x 8'9 (4.80m x 2.67m)

UPVC double glazed frosted window, central heating radiator, coving, loft access, smoke detector, storage cupboard, oak doors to four bedrooms, bathroom and WC.

### Bedroom One

15'2 x 12'11 (4.62m x 3.94m)

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

### En Suite

8'5 x 3'11 (2.57m x 1.19m)

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

### Bedroom Two

15'2 x 14'10 (4.62m x 4.52m)

Two UPVC double glazed windows, central heating radiator and fitted wardrobes.

### Bedroom Three

11'4 x 9'10 (3.45m x 3.00m)

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

### Bedroom Four

12'1 x 10'1 (3.68m x 3.07m)

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

### Bathroom

6'8 x 5'5 (2.03m x 1.65m)

UPVC double glazed frosted window, central heated towel rail, tiled panel bath with mixer tap and direct feed shower overhead, tiled elevations, spotlights, extractor fan and tiled flooring.

### WC

5'0 x 2'8 (1.52m x 0.81m)

UPVC double glazed frosted window, dual flush WC, tiled elevations, spotlights and tiled flooring.

### External

### Rear

Wraparound garden with laid to lawn, paving, bedding areas, mature shrubbery, stone chip pathway, storage shed and log store.

### Front

Wraparound garden with laid to lawn, bedding areas, mature shrubbery, paving, off road parking and access to garage.



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