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Saunders Close, Crawshawbooth, BB4 8LS

£469,950

AN IDYLLIC FAMILY HOME

Offering an abundance of indoor and outdoor space, breath-taking, surrounding countryside views and having been presented and maintained to the highest standard throughout, this exceptional four bedroom detached property is being proudly welcomed to the market in the desirable location of Crawshawbooth on a quiet cul de sac. With added detached garage, two bathrooms and ample off road parking, this property is truly the perfect family home ready to move straight into! Offering stunning features, panoramic views from all aspects of the property and neutral decoration throughout, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rawtenstall, Manchester, Burnley and major motorway links.

The property comprises briefly; an entrance porch leads on to a hallway which provides access through to a spacious reception room, open plan kitchen diner, WC and houses a staircase to the first floor. The kitchen diner provides access through to the reception room and on to a utility room. The first floor comprises of doors on to four generously sized bedrooms and a family bathroom. The main bedroom benefits from an en suite shower room. Externally there is a generously sized garden with laid to lawn, paving, bedding and panoramic countryside views. To the front there is a laid to lawn garden with bedding areas, ample off road parking and access on to the detached double garage.

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

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- Impressive Detached Property
 - Abundance of Indoor Space
 - Ample Off Road Parking and Double Garage
 - EPC Rating C
- Four Bedrooms
 - Immaculate Presentation Throughout
 - Tenure Freehold
- Two Bathrooms
 - Countryside Surroundings
 - Council Tax Band E

Ground Floor

Entrance Porch

6'10 x 6'5 (2.08m x 1.96m)

Composite double glazed frosted front door, two UPVC double glazed frosted windows, wood cladding to ceiling, tiled flooring and open to hall.

Hall

13'8 x 8'7 (4.17m x 2.62m)

UPVC double glazed frosted stained glass leaded window, central heating radiator, coving, smoke detector, understairs storage, wood effect laminate flooring, doors to WC, storage cupboard, oak single glazed doors to kitchen/dining area, reception room and stairs to first floor.

WC

6'10 x 3'9 (2.08m x 1.14m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, tiled elevations and tiled flooring.

Kitchen/Dining Area

24'11 x 13'2 (7.59m x 4.01m)

Two UPVC double glazed windows, two central heating radiators, coving, range of panelled wall and base units with granite effect work surfaces and splashback, composite one and a half bowl sink and drainer with mixer tap, integrated electric double Hotpoint oven with five ring gas hob and extractor hood, plumbing for dishwasher, television point, wood effect laminate flooring, hardwood single glazed door to reception room, door to utility and UPVC double glazed French doors to rear.

Reception Room

21'3 x 13'10 (6.48m x 4.22m)

Two UPVC double glazed windows, central heating radiator, coving, two ceiling roses, three feature wall lights, open fireplace with stone hearth and surround, television point and UPVC double glazed sliding door to rear.

Utility

7'8 x 6'4 (2.34m x 1.93m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units, plumbing for washing machine, space for dryer, space for American-style fridge freezer, Vaillant boiler, storage hatch, tiled flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

8'5 x 6'4 (2.57m x 1.93m)

Coving, smoke detector, loft access, doors to four bedrooms and family bathroom.

Bedroom One

17'3 x 11'6 (5.26m x 3.51m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, spotlights, over stairs storage and door to en suite.

En Suite

7'8 x 4'9 (2.34m x 1.45m)

UPVC double glazed frosted window, central heated towel rail, vanity top wash basin with mixer tap, dual flush WC, direct feed shower enclosed, tiled elevations, spotlights, PVC to ceiling and tiled flooring.

Bedroom Two

13'11 x 8'8 (4.24m x 2.64m)

UPVC double glazed window, central heating radiator and feature wall light.

Bedroom Three

11'3 x 10'9 (3.43m x 3.28m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Four

10'5 x 6'3 (3.18m x 1.91m)

UPVC double glazed window and central heating radiator.

Bathroom

10'5 x 7'6 (3.18m x 2.29m)

UPVC double glazed frosted window, central heated towel rail, low basin WC, corner panel bath with mixer tap and rinse head, direct feed corner shower enclosed, vanity top wash basin with mixer tap, tiled elevations, spotlights, mirror with feature wall light and tiled effect lino flooring.

External

Rear

Enclosed garden with paving, bedding areas, stone chip rockery, mature shrubbery and field views.

Front

Laid to lawn garden with paving, bedding, mature shrubbery, block paved driveway and access to double garage.



Tel: 01706215618

www.keenans-estateagents.co.uk