



Sandringham Grove, Haslingden, BB4 4BX

£415,000

A SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME WITH IMPRESSIVE VIEWS

Situated on Sandringham Grove, Haslingden, this substantial and spacious four bedroom detached family home is an ideal sanctuary for those seeking comfort and convenience. Spanning three floors, the property offers an abundance of internal space, making it perfect for a growing family.

Upon entering, you will be greeted by a welcoming reception room that flows seamlessly into the heart of the home. The well appointed kitchen and dining areas provide ample room for family gatherings and entertaining guests. With four generously sized bedrooms, there is plenty of space for everyone to enjoy their own privacy.

The property boasts two modern bathrooms, ensuring that morning routines run smoothly for the whole family. Additionally, the integral garage and driveway offer convenient off-road parking, a valuable asset in today's busy world.

Situated at the top of a quiet cul-de-sac, this home enjoys impressive views from the decked front terrace, providing a perfect spot to unwind and take in the scenery. The location is particularly advantageous, being close to local amenities and schools, making daily life more manageable. Furthermore, major commuter routes towards Manchester are easily accessible, catering to those who travel for work or leisure.

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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- Tenure Freehold
 - Off Road Parking With Driveway and Integral Garage
 - Viewing Essential
 - Easy Access To Major Commuter Routes
- Council Tax Band E
 - Impressive Views
 - Ideal Family Home
- EPC Rating TBC
 - Abundance Of Space
 - Ample Garden Space

Ground Floor

Entrance

Composite double glazed frosted door to porch.

Porch

7'3 x 4'8 (2.21m x 1.42m)

UPVC double glazed window, spotlights, tiled floor and door to hallway.

Hallway

9'7 x 6'2 (2.92m x 1.88m)

Stairs to first floor and door to garage.

Garage

21'9 x 15'11 (6.63m x 4.85m)

UPVC double glazed window, wall mounted boiler, roller shutter door, UPVC double glazed frosted door to side elevation, light and power, plumbed for washing machine and dryer, stainless steel sink and drainer with mixer tap and door to WC (WC is inaccessible but has WC and wash basin).

First Floor

Landing

UPVC double glazed window, central heating radiator, stairs to second floor, doors to reception room, two bedrooms, kitchen and shower room.

Bedroom Three

13' x 10'4 (3.96m x 3.15m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Four

10' x 9'3 (3.05m x 2.82m)

UPVC double glazed window, central heating radiator and coving.

Shower Room

6'11 x 5'4 (2.11m x 1.63m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, corner multi jet shower, spotlights, extractor fan, part tiled elevation and vinyl flooring.

Kitchen

21'1 x 8'8 (6.43m x 2.64m)

UPVC double glazed window, central heating radiator, range of wall and base units, quartz work tops, double oven in a high rise unit, five ring gas hob, glass splash back, extractor hood, inset stainless steel sink with mixer tap and draining ridges, space for American fridge freezer, integrated dish washer, laminate flooring and UPVC double glazed French doors to rear.

Reception Room

18'4 x 11'9 (5.59m x 3.58m)

UPVC double glazed sliding door to front elevation, central heating radiator, coving and television point.

Scond Floor

Landing

11'2 x 4'3 (3.40m x 1.30m)

Velux window, central heating radiator, door to under eave storage, bathroom and two bedrooms.

Bedroom One

16'6 x 12'8 (5.03m x 3.86m)

UPVC double glazed dormer window, central heating radiator, fitted wardrobes and matching freestanding drawers (which are being included).

Bedroom Two

13'6 x 12'2 (4.11m x 3.71m)

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

Bathroom

7'6 x 7'6 (2.29m x 2.29m)

Velux window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, jacuzzi wood panel bath with mixer tap and rinse head, part tiled elevation, spotlights and tiled effect flooring.

External

Rear

Laid to lawn garden, decking and composite decking, Indian stone paving which wrap rounds to front of property.

Front

Decked terrace, driveway for off road parking for numerous vehicles and leading to the integral garage.

