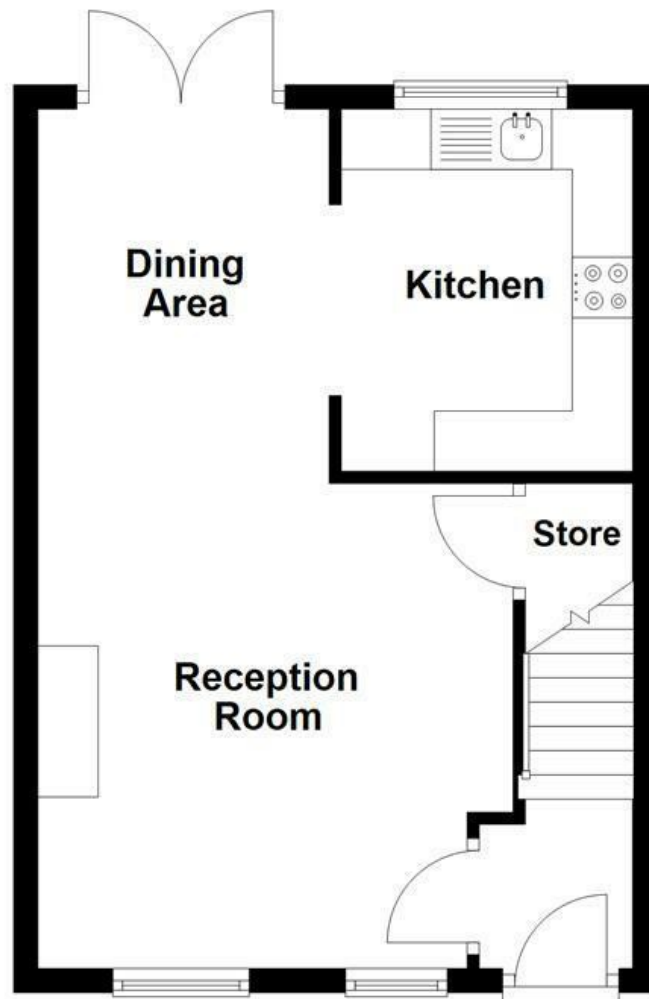
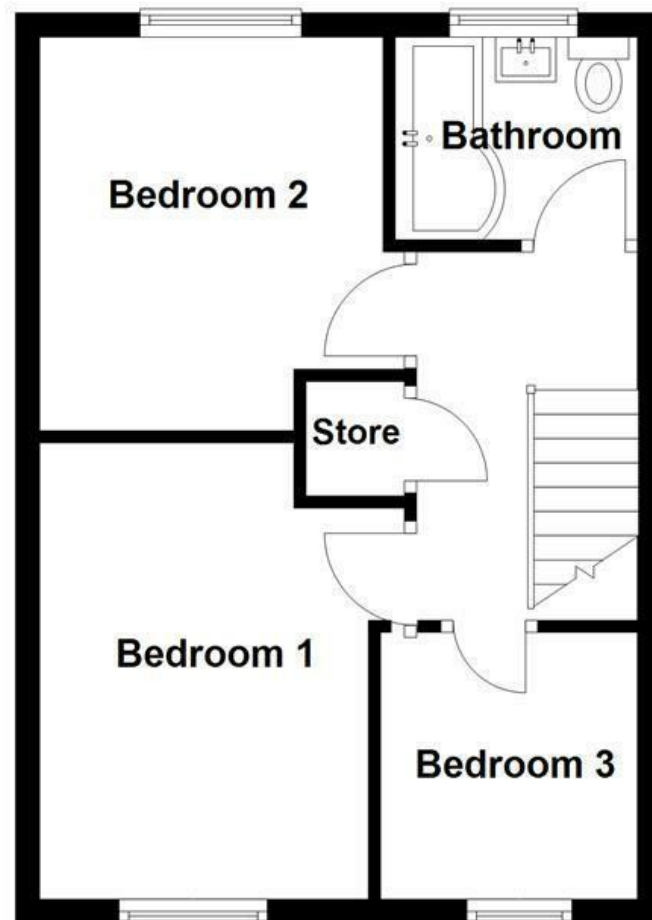


Ground Floor



First Floor



Holden Wood Drive, Helmshore, BB4 4RQ

Offers Over £250,000

SPACIOUS SEMI DETACHED FAMILY HOME

Situated in the charming area of Helmshore, this semi-detached property on Holden Wood Drive presents an excellent opportunity for those seeking a comfortable family home. With three well-proportioned bedrooms, this property is perfect for families or individuals looking for extra space. The three-piece bathroom is conveniently located, ensuring ease of access for all.

The heart of the home features an open-plan living area that seamlessly connects to a modern fitted kitchen, creating a welcoming environment for both relaxation and entertaining. This layout not only enhances the flow of the home but also allows for a bright and airy atmosphere, ideal for family gatherings or quiet evenings in.

One of the standout features of this property is the spacious wraparound gardens, providing ample outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air. The gardens offer a blank canvas, allowing new owners to personalise the outdoor space to their liking.

Additionally, the property benefits from off-road parking for one vehicle, ensuring convenience and ease of access. This semi-detached home is a true gem, offering a blend of modern living and potential for personalisation. Whether you are a first-time buyer or looking to invest, this property is well worth considering. Embrace the opportunity to make this house your home in the delightful community of Helmshore.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.

Holden Wood Drive, Helmshore, BB4 4RQ

Offers Over £250,000

 3  1  1  D

- Semi Detached Property
 - Modern Fitted Kitchen
 - Off Road Parking
 - EPC Rating D
- Three Bedrooms
 - Open Plan Living
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Spacious Wraparound Gardens
 - Council Tax Band C

Ground Floor

Entrance Hall

UPVC front entrance door, UPVC double glazed window, central heating radiator, thermostat control for central heating, wood laminate flooring, door to reception room and stairs to first floor.

Reception Room

13'1 x 13'0 (3.99m x 3.96m)

UPVC double glazed window, two central heating radiators, living flame gas fire with tiled hearth, surround and wooden mantel, under stairs storage cupboard, wood effect laminate flooring and open access to dining area.

Dining Area

9'10 x 7'11 (3.00m x 2.41m)

UPVC double glazed French doors to rear, wood effect laminate flooring and open to kitchen.

Kitchen

9'8 x 7'11 (2.95m x 2.41m)

UPVC double glazed window, range of wall and base units with laminate work surfaces and upstands, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor fan, plumbing for washing machine and dishwasher, space for fridge freezer, wall mounted combination boiler and wood effect laminate flooring.

First Floor

Landing

UPVC double glazed window, smoke alarm, storage cupboard, doors to three bedrooms and family bathroom.

Bedroom One

11'8 x 8'0 (3.56m x 2.44m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'5 x 9'3 (3.48m x 2.82m)

UPVC double glazed window and central heating radiator.

Bedroom Three

7'11 x 7'3 (2.41m x 2.21m)

UPVC double glazed window, central heating radiator and loft access.

Bathroom

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

UPVC double glazed frosted window, central heating radiator, L-shaped panel bath with chrome mixer tap and direct feed over head shower, pedestal wash basin with chrome mixer tap, dual flush WC, partially tiled elevations, extractor fan and tiled flooring.

External

Rear

Further laid to lawn garden with patio seating area and access to the side of the property.



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