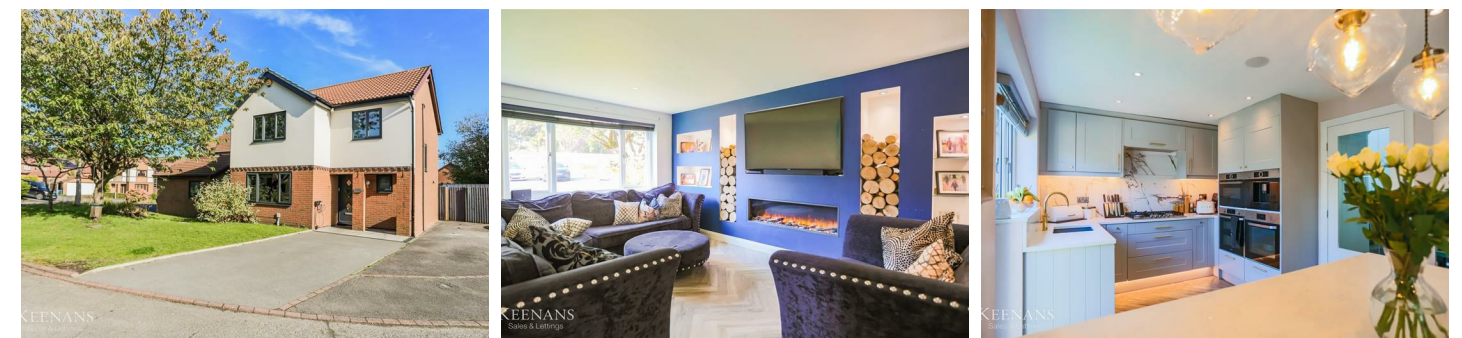
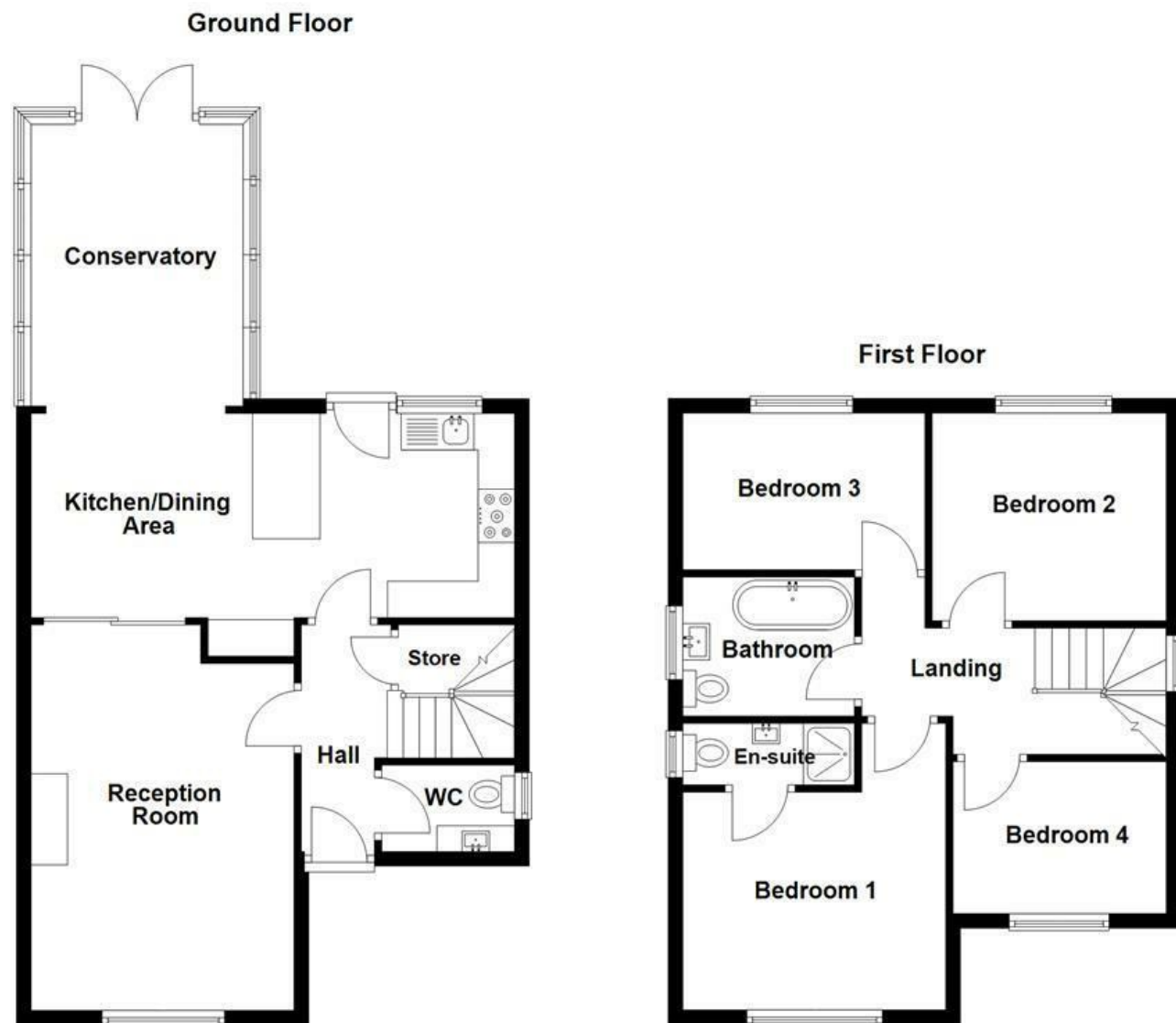




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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.

Beaumaris Close, Haslingden, BB4 6TJ

£400,000

THE PERFECT FAMILY HOME

Nestled in the charming Beaumaris Close, Haslingden, Rossendale, this delightful detached family home is a true gem waiting to be discovered. Boasting four bedrooms and two bathrooms, this property offers ample space for a growing family to thrive.

Step inside to be greeted by stylish interiors that exude elegance. The contemporary kitchen and bathroom suites are sure to impress, adding a touch of sophistication to everyday living. The open plan kitchen diner, complete with a conservatory overlooking the rear garden, provides the perfect setting for family gatherings and entertaining guests.

Conveniently located and boasting low maintenance exteriors, this property is ideal for those seeking a blend of comfort and practicality. Whether you're looking for a peaceful retreat or a vibrant space to raise a family, this home offers the perfect canvas to create lasting memories.

Don't miss the opportunity to make this your dream family home - book a viewing today and step into a world of possibilities at Beaumaris Close.

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Beaumaris Close, Haslingden, BB4 6TJ

£400,000

 4  2  1  D

- Exquisite Detached Property
 - Contemporary Fitted Kitchen
 - Ample Off Road Parking
 - EPC Rating D
- Four Bedrooms
 - Stylish Decoration Throughout
 - Tenure Freehold
- Two Bathrooms
 - Immaculate Gardens to Front and Rear
 - Council Tax Band D

Ground Floor

Entrance Hall

10'2 x 3'4 (3.10m x 1.02m)
Composite double glazed frosted front door, central heating radiator, smoke detector, tiled flooring, doors to WC, reception room, kitchen, understairs storage and stairs to first floor.

WC

4'8 x 3'11 (1.42m x 1.19m)
UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap, partially tiled elevations and tiled flooring.

Reception Room

17'4 x 11'10 (5.28m x 3.61m)
UPVC double glazed window, central heating radiator, spotlights, television point, wall inset remote electric fire, Karndean flooring, double sliding pocket doors to kitchen.

Kitchen

21'9 x 9'2 (6.63m x 2.79m)
UPVC double glazed window, range of panel wall and base units with marble worktops, integrated high rise double oven, microwave and coffee machine, five ring gas hob and extractor hood, marble splashback, inset sink with Quooker mixer tap and integrated draining ridges, integrated dishwasher and undercounter fridge, space for American-style fridge freezer, breakfast bar, Karndean flooring and open to conservatory.

Conservatory

12'8 x 9'7 (3.86m x 2.92m)
UPVC double glazed windows, pitched solid roof, central heating radiator, spotlights, Karndean flooring and UPVC double glazed French doors to rear.

First Floor

Landing

UPVC double glazed window, loft access, smoke detector, spotlights, coving, doors to four bedrooms and family bathroom.

Bedroom One

11'9 x 10'5 (3.58m x 3.18m)
UPVC double glazed window, central heating radiator, air conditioning, fitted wardrobes and door to en suite.

En Suite

7'8 x 2'9 (2.34m x 0.84m)
UPVC double glazed frosted window, central heated towel rail, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head, LED illuminated mirror, PVC to ceiling, tiled elevations and tiled flooring.

Bedroom Two

10'11 x 7'1 (3.33m x 2.16m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

10'7 x 9'5 (3.23m x 2.87m)
UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bedroom Four

9'9 x 6'1 (2.97m x 1.85m)
UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bathroom

7'9 x 6'3 (2.36m x 1.91m)
UPVC double glazed frosted window, central heating radiator, low base WC, vanity top wash basin with mixer tap, rolltop clawfoot double bath with mixer tap and rinse head, partially tiled elevations, spotlights and tiled flooring.

External

Rear

Enclosed garden with artificial lawn, decking, paving, beds, slate chippings and pebbles.

Front

Laid to lawn garden and driveway.

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