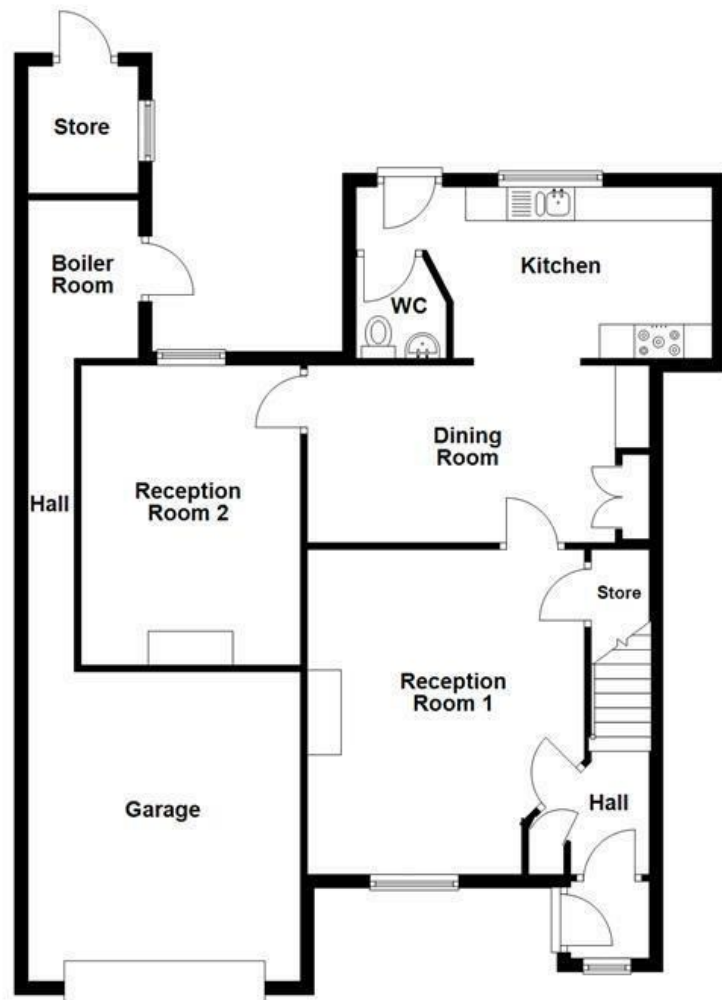


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C	69	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Roundhill Road, Haslingden, BB4 5TU

£375,000

AN EXCEPTIONAL SEMI DETACHED FAMILY HOME WITHIN A RURAL LOCATION

Offering breath-taking panoramic countryside views, stunning original features and an abundance of indoor and outdoor space, this exceptional four double bedroom semi detached property is being proudly welcomed to the market in the desirable location of Haslingden. With three living areas, integral garage and bursting with character, this property is the perfect family home ready to move straight into! A credit to the current owners, this property has been transformed into a stylish and desirable family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rawtenstall, Manchester, Blackburn and major motorway links.

The property comprises briefly; a welcoming entrance porch leads on to a hallway which guides you through to a spacious reception room. The reception room boasts a stunning multi fuel burner and leads on to a dining room. The dining room provides access through to a second reception room and open on to a contemporary fitted kitchen. The kitchen leads on to a WC and out to the rear. The first floor comprises of doors on to four double bedrooms and a family bathroom. Externally there is a garden to the rear with field views, Indian stone patio and log shed, as well as boiler room. The boiler room leads through to a hallway which guides you on to a fantastic garage. To the front there is off road parking, access to the garage and access on to a fantastic garden with paving, bedding and mature shrubs.

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

Roundhill Road, Haslingden, BB4 5TU

£375,000



4



1



3



C

- Impressive Semi Detached Property

■ Abundance of Living Space

■ Off Road Parking and Garage

■ EPC Rating C

■ Four Double Bedrooms

■ Bursting with Character

■ Tenure Freehold

■ Four Piece Bathroom Suite

■ Open Aspect Views

■ Council Tax Band D

Ground Floor

Entrance Porch

3'9 x 3'3 (1.14m x 0.99m)

Composite double glazed frosted front door, UPVC double glazed frosted window, central heating radiator, tiled flooring and UPVC double glazed frosted door to hall.

Hall

5'1 x 4'9 (1.55m x 1.45m)

Central heating radiator, smoke detector, integrated storage, stone flag flooring, hardwood single glazed frosted door to reception room one and stairs to first floor.

Reception Room One

15'9 x 13'5 (4.80m x 4.09m)

UPVC double glazed window, central heating radiator, exposed beams, two feature wall lights, cast iron multifuel burner with stone hearth, surround and wooden mantel, integrated stone alcove shelving, television point, understairs storage, stone flag flooring and hardwood door to dining room.

Dining Room

16'5 x 8'7 (5.00m x 2.62m)

Central heating radiator, picture rail, cast iron multifuel burner with exposed brick surround, stone hearth and oak mantel, integrated alcove storage, slate tiled flooring, open to kitchen and hardwood door to reception room two.

Kitchen

17'3 x 7'5 (5.26m x 2.26m)

UPVC double glazed window, Velux window, range of panelled wall and base units with granite effect work surfaces, tiled splashback, ceramic one and a half bowl sink and drainer with mixer tap, Range cooker with five ring has hob and extractor hood, plumbing for washing machine and dishwasher, slate tiled flooring, hardwood door to WC and UPVC double glazed leaded door to rear.

WC

4'11 x 4'5 (1.50m x 1.35m)

Central heated towel rail, wall mounted wash basin with waterfall mixer tap, dual flush WC, tiled elevations and tiled flooring.

Reception Room Two

14'6 x 10'8 (4.42m x 3.25m)

UPVC double glazed window, central heating radiator, open coal feature fireplace with pitch pine surround and mirror.

First Floor

Landing

21'10 x 6'1 (6.65m x 1.85m)

Central heating radiator, spotlights, loft access, smoke detector, hardwood doors to four double bedrooms and family bathroom.

Bedroom One

14'0 x 13'4 (4.27m x 4.06m)

Two UPVC double glazed windows, Velux window, central heating radiator, vaulted ceiling, two feature wall lights, exposed beams and television point.

Bedroom Two

16'8 x 12'6 (5.08m x 3.81m)

Two UPVC double glazed windows, central heating radiator, two feature wall lights, ceiling fan, integrated wardrobe, integrated shelving and original fireplace.

Bedroom Three

16'10 x 8'10 (5.13m x 2.69m)

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

Bedroom Four

10'2 x 8'9 (3.10m x 2.67m)

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

Bathroom

13'8 x 8'10 (4.17m x 2.69m)

Two UPVC double glazed windows, two central heating radiators, central heated towel rail, high flush WC, vanity top wash basin with traditional taps, freestanding rolltop bath with traditional taps, direct feed shower enclosed and wood effect lino flooring.

External

Rear

Indian stone paved garden with log store, brick and beam arbour with double power socket, spring water well and access to boiler room.

Boiler Room

7'8 x 5'4 (2.34m x 1.63m)

UPVC double glazed window, Remeha boiler, water system and open to hall.

Hall

14'6 x 2'3 (4.42m x 0.69m)

Open to garage.

Garage

15'0 x 13'7 (4.57m x 4.14m)

Central heating radiator, power, lighting and electric up and over garage door.

Front

Garden with paving, bedding areas and off road parking.

