



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Kirkhill Avenue, Haslingden, BB4 6UB

£335,000

A SPACIOUS AND VERSATILE DETACHED FAMILY HOME

Nestled in the heart of Haslingden, on the desirable Kirkhill Avenue, this beautifully presented detached family home is a true gem. Boasting three generously sized bedrooms on the first floor, along with an additional bedroom conveniently located on the ground floor, this property is perfect for families of all sizes.

The home features a stunning open plan kitchen and dining area, which seamlessly flows into the large rear garden, creating an ideal space for entertaining or enjoying family meals. The spacious living room provides a comfortable retreat, perfect for relaxation after a long day.

Situated in a popular area, this property offers excellent access to major commuter routes, making it an ideal choice for those who travel for work. Additionally, nearby amenities and schools ensure that all your daily needs are within easy reach.

With the added benefit of a spacious driveway for off-road parking, this home combines convenience with style. Whether you are looking for a family home or a place to settle down, this property on Kirkhill Avenue is sure to impress. Don't miss the opportunity to make this lovely house your new home.

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Kirkhill Avenue, Haslingden, BB4 6UB
£335,000

 4  2  2  D

- Exceptional Detached Property
 - Presented to Highest Standard Throughout
 - Off Road Parking
 - EPC Rating D
- Four Bedrooms
 - Perfect Family Home
 - Tenure Leasehold
- Two Bathrooms
 - Extensive Rear Garden
 - Council Tax Band D

Ground Floor

Entrance Hall

5'5 x 5'0 (1.65m x 1.52m)

Composite double glazed frosted front door, wood effect flooring, doors leading to kitchen, reception room one and stairs to first floor.

Reception Room One

17'1 x 13'8 (5.21m x 4.17m)

UPVC double glazed bay window, UPVC double glazed window, two central heating radiators, coving, spotlights, television point, wall inset remote fire, wood effect flooring and door to under stairs storage.

Kitchen

17'1 x 9'1 (5.21m x 2.77m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with laminate work surfaces, integrated oven with four ring electric hob and extractor hood, tiled splashback, composite sink and drainer with mixer tap, integrated fridge freezer, wood effect flooring, door to utility and open to reception room two.

Reception Room Two

12'4 x 10'10 (3.76m x 3.30m)

Central heating radiator, spotlights, television point, wood effect flooring and UPVC double glazed French doors and windows to rear.

Utility

5'11 x 5'9 (1.80m x 1.75m)

Central heating radiator, plumbing for washing machine, space for dryer, wood effect flooring, doors leading to WC and bedroom/reception room three.

WC

5'11 x 2'4 (1.80m x 0.71m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap and wood effect flooring.

Bedroom/Reception Room Three

17'2 x 7'7 (5.23m x 2.31m)

UPVC double glazed window, central heating radiator, spotlights and UPVC double glazed French doors to rear.

First Floor

Landing

UPVC double glazed window, central heating radiator, loft access, smoke detector, doors leading to three bedrooms and family bathroom.

Bedroom One

13'8 x 9'2 (4.17m x 2.79m)

UPVC double glazed window, central heating radiator, coving and door to en suite.

En Suite

9'1 x 3'1 (2.77m x 0.94m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower, partially tiled elevations, extractor fan, spotlights and wood effect flooring.

Bedroom Two

9'8 x 8'7 (2.95m x 2.62m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Three

10'0 x 7'8 (3.05m x 2.34m)

UPVC double glazed window, central heating radiator and coving.

Bathroom

6'4 x 6'2 (1.93m x 1.88m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, extractor fan, spotlights, partially tiled elevations and vinyl flooring.

External

Rear

Enclosed garden with laid to lawn, decking and bedding areas.

Front

Laid to lawn garden and driveway.

