



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Falmouth Avenue, Haslingden, BB4 6QN

### £340,000

#### AN ENVIABLE FAMILY HOME

Offering an abundance of indoor and outdoor space, stylish interiors and enviable views, this outstanding three/four bedroom detached property is being proudly welcomed to the market in the desirable location of Haslingden. With integral garage, open plan living space and off road parking, this property is the perfect home for any growing family to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rawtenstall, Manchester, Accrington and major motorway links. With gardens to both the front and rear, three double bedrooms to the first floor and fourth bedroom/second reception room to the ground floor, this property is the perfect family home truly not to be missed!

The property comprises briefly: a welcoming entrance hallway provides access through to a spacious reception room, second reception room/fourth bedroom and houses a staircase to the first floor. The reception room guides you openly on to a dining area which then leads through to a kitchen and conservatory. The kitchen leads on to an integral garage with utility area. The first floor comprises of doors on to three double bedrooms and a modern family bathroom. Externally there is a laid to lawn garden with paving and bedding areas. To the front there is a laid to lawn garden with bedding areas, mature shrubs, off road parking and access on to the garage.

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



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 3  1  2  D

- An Exceptional Detached Family Home
  - Integral Garage
  - Off Road Parking
  - Tenure Leasehold
- Three Double Bedrooms
  - Well Maintained Throughout
  - Council Tax Band D
- Neutral Decoration
  - Sought After Location
  - EPC Rating D

Ground Floor

Entrance Porch

3'0 x 2'9 (0.91m x 0.84m)

Composite double glazed frosted front door, wood effect lino flooring and single glazed frosted door to hall.

Hall

13'6 x 5'10 (4.11m x 1.78m)

Central heating radiator, coving, smoke detector, storage cupboard, wood effect lino flooring, doors leading to reception room one, reception room two/bedroom four and stairs to first floor.

Reception Room Two/Bedroom Four

9'7 x 9'2 (2.92m x 2.79m)

UPVC double glazed window, central heating radiator and coving.

Reception Room One

15'6 x 10'10 (4.72m x 3.30m)

UPVC double glazed window, central heating radiator, coving, two feature wall lights, television point, wood effect laminate flooring and open to dining room.

Dining Room

10'10 x 8'11 (3.30m x 2.72m)

Central heating radiator, coving, wood panel elevation, wood effect laminate flooring, door to kitchen and UPVC double glazed sliding door to conservatory.

Conservatory

10'7 x 8'10 (3.23m x 2.69m)

UPVC double glazed windows, double glazed roof and UPVC double glazed sliding door to rear.

Kitchen

9'6 x 8'11 (2.90m x 2.72m)

UPVC double glazed window, range of panelled wall and base units with granite effect work surfaces, tiled splashback, composite one and a half bowl sink and drainer with mixer tap, space for oven, integrated dishwasher, integrated fridge and freezer, tiled effect lino flooring and door to garage.

Garage

20'5 x 11'6 (6.22m x 3.51m )

UPVC double glazed window, wall and base units with marble and granite effect work surfaces, stainless steel sink and drainer with traditional taps, plumbing for washing machine, space for dryer, Glow-Worm boiler, water, power, lighting and UPVC double glazed frosted door to rear.

First Floor

Landing

13'0 x 9'10 (3.96m x 3.00m)

UPVC double glazed frosted window, loft access, over stairs storage, doors leading to three bedrooms and family bathroom.

Bedroom One

15'5 x 10'11 (4.70m x 3.33m)

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

Bedroom Two

12'0 x 9'6 (3.66m x 2.90m )

UPVC double glazed window, central heating radiator and coving.

Bedroom Three

10'11 x 8'11 (3.33m x 2.72m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

Bathroom

9'5 x 5'4 (2.87m x 1.63m )

Two UPVC double glazed frosted windows, central heated towel rail, panel bath with jets and traditional taps, dual flush WC, pedestal wash basin with mixer tap, electric feed corner shower enclosed, tiled elevations, PVC to ceiling, spotlights, extractor fan and tiled flooring.

External

Rear

Laid to lawn garden, paving and mature shrubbery.

Front

Laid to lawn garden, mature shrubbery, off road parking and access to garage.



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