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Yarmouth Avenue, Haslingden, BB4 6SU

£379,950

AN EXCEPTIONAL FAMILY HOME ON A SOUGHT AFTER ESTATE WITH PANORAMIC VIEWS

Having been presented and updated to the highest standard throughout with immaculate presentation, an abundance of indoor and outdoor space and flowing internally with character and charm, this exceptional three bedroom detached property is being proudly welcomed to the market in the desirable location of Haslingden on a popular estate. Situated conveniently close to bus routes, amenities, local schools and amenities, as well as network links to Manchester, Rawtenstall, Blackburn and major motorway links. With an integral garage, open plan living space and breath taking views surrounding the property, this is the perfect family home to move straight into! Boasting spacious rooms, off road parking, not being overlooked at the rear and modern fixtures and fittings throughout, this property is the perfect family home truly not to be missed!

The property comprises briefly; an entrance porch leads on to a welcoming entrance hallway which provides access on to a reception room, WC, contemporary fitted kitchen, utility room and houses a staircase to the first floor. The kitchen boasts modern wall and base units, integrated appliances and leads on to the dining room. The reception room also leads on to the dining room through double doors. The utility room provides access through to the integral garage and out to the rear. The first floor comprises of doors on to three double bedrooms and a modern family shower room. The main bedroom boasts access on to a dressing room which could be converted into an en suite if desired. Externally there is an enclosed, tiered, laid to lawn garden with paving, bedding, stone chip, decking, mature shrubs and pond to the rear. To the front there is a laid to lawn garden with paving, mature shrubs, paved areas and driveway with access to the garage.

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

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 3  1  2  C

- Spacious Detached Property
 - Contemporary Fitted Kitchen
 - Off Road Parking And Garage
 - EPC Rating: C
- Three Generous Bedrooms And Dressing Room To Main
 - Modern Three Piece Shower Room
 - Tenure: Leasehold
- Two Reception Room
 - Enclosed Well Maintained Rear Garden
 - Council Tax Band: D

Ground Floor

Porch

7'7 x 3'2 (2.31m x 0.97m)

UPVC double glazed frosted entrance door, UPVC double glazed window, PVC clad ceiling, tiled floor and UPVC double glazed frosted door to hall.

Hall

15'5 x 7'7 (4.70m x 2.31m)

Central heating radiator, coving, stairs to first floor, doors to reception room one, kitchen and WC and UPVC double glazed door to utility room.

WC

7'9 x 3'2 (2.36m x 0.97m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, PVC clad ceiling and lino flooring.

Reception Room One

16'8 x 12'2 (5.08m x 3.71m)

UPVC double glazed inset bow window, UPVC double glazed window, central heating radiator, coving, gas fire, granite hearth and surround, TV point and double doors to reception room two.

Reception Room Two

11'10 x 10'8 (3.61m x 3.25m)

UPVC double glazed window, central heating radiator, coving, understairs storage, integrated breakfast bar, wood effect laminate flooring and open access to kitchen.

Kitchen

13'3 x 8'9 (4.04m x 2.67m)

UPVC double glazed window, spotlights, wood effect wall and base units, granite effect worktops, granite effect splashbacks, inset composite double sink with high spout spring mixer tap and draining ridges, space for range cooker, integrated extractor hood, integrated fridge freezer, integrated dishwasher, under unit lighting and wood effect laminate floor.

Utility Room

12' x 8'9 (3.66m x 2.67m)

Integrated storage, door to garage and UPVC double glazed frosted door to rear.

Garage

14'10 x 8'9 (4.52m x 2.67m)

Power, lighting, storage, electric roller shutter door.

First Floor

Landing

11'3 x 6'4 (3.43m x 1.93m)

Loft access, smoke alarm, over stairs storage and doors to three bedrooms and shower room.

Bedroom One

17' x 8'10 (5.18m x 2.69m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobes, three feature wall lights and open access to dressing room.

Dressing Room

11'10 x 7'10 (3.61m x 2.39m)

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

Bedroom Two

14'2 x 8'9 (4.32m x 2.67m)

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

Bedroom Three

12'2 x 9'11 (3.71m x 3.02m)

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

Shower Room

7'4 x 5'4 (2.24m x 1.63m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall double walk-in shower with rinse head, PVC clad ceiling, part PVC panel elevation, part tiled elevation and tiled floor.

External

Front

Laid to lawn garden, bedding areas, mature shrubs, paved steps and driveway leading to garage.

Rear

Tiered garden, laid to lawn, stone chips, paving, bedding areas and mature shrubs.

