



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(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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## Anemone Drive, Haslingden, BB4 6NJ

### £349,950

AN EXCEPTIONAL SEMI DETACHED FAMILY HOME

Nestled on Anemone Drive in the charming town of Haslingden, Rossendale, this exceptional semi-detached house is a true gem. Having been meticulously updated and extended, the property boasts an immaculate presentation that reflects a modern lifestyle. The stylish interiors are complemented by high-quality fixtures and fittings, making it a luxurious family home that is ready for immediate occupancy.

One of the standout features of this residence is the fantastic single-storey extension, which enhances the living space and creates a bright, open-plan kitchen area perfect for family gatherings and entertaining guests. Additionally, the converted garage has been transformed into a delightful summer house and bar, providing a versatile space for relaxation and enjoyment.

The property is set within a sought-after estate, making it an ideal choice for families looking for a welcoming community. The double driveway offers ample parking, while the low-maintenance gardens allow for easy outdoor living. Furthermore, the enviable views over Musbury Tor add a picturesque backdrop to this already stunning home.

This property is a credit to its current owner and presents an outstanding opportunity for those seeking a contemporary and stylish living space in a popular location. Do not miss the chance to make this exquisite house your new home.

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



# Anemone Drive, Haslingden, BB4 6NJ

## £349,950

 3  1  2  D

- Fully Renovated and Extended Semi Detached Property
  - Contemporary Fitted Kitchen
  - Off Road Parking
  - EPC Rating D
- Three Bedrooms
  - Ample Living Space
  - Tenure Freehold
- Three Piece Bathroom Suite
  - Immaculate Rear Garden
  - Council Tax Band C

### Ground Floor

#### Entrance Hall

5'5 x 4'7 (1.65m x 1.40m )

Composite double glazed frosted front door, upright central heating radiator, herringbone effect tiled flooring, open to reception room and oak door to WC.

#### WC

4'7 x 2'6 (1.40m x 0.76m )

UPVC double glazed frosted window, central heating radiator, vanity top wash basin with mixer tap, dual flush WC, acoustic wood panel elevation and herringbone effect tiled flooring.

#### Reception Room

15'5 x 14'6 (4.70m x 4.42m )

UPVC double glazed window, two central heating radiators, coving, smoke detector acoustic wood panel elevation, media wall with living flame electric LED fire and television point, oak sliding door to kitchen, door to understairs storage and stairs to first floor.

#### Kitchen

14'6 x 8'7 (4.42m x 2.62m)

Upright central heating radiator, range of panelled wall and base units with granite work surfaces and splashback, inset stainless steel one and a half bowl sink with high spout spring instant boiling water mixer tap, integrated double oven with four ring induction hob and extractor hood, space for fridge freezer, integrated dishwasher, integrated microwave, plumbing for washing machine, space for tumble dryer, under unit lighting, coving, acoustic wood panel elevation, breakfast bar, spotlights, open to conservatory and oak single glazed double doors to snug.

#### Conservatory

10'8 x 10'1 (3.25m x 3.07m)

UPVC double glazed windows with granite windowsills, Velux window, central heating radiator, central heating plinth heater, spotlights, herringbone effect tiled flooring with underfloor heating and UPVC double glazed French doors to rear.

#### Snug

14'1 x 8'2 (4.29m x 2.49m )

Velux window, upright central heating radiator, acoustic wood panel elevation, television point, living flame electric fire, herringbone effect tiled flooring, oak sliding door to study and aluminium double glazed French doors to rear.

#### Study

8'2 x 6'10 (2.49m x 2.08m)

Two UPVC double glazed windows, upright central heating radiator, spotlights and herringbone effect tiled flooring.

### First Floor

#### Landing

7'4 x 5'9 (2.24m x 1.75m)

UPVC double glazed window, coving, access to fully boarded loft with lighting via ladder, smoke detector, doors leading to three bedrooms and bathroom.

#### Bedroom One

13'11 x 8'6 (4.24m x 2.59m)

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

#### Bedroom Two

10'2 x 8'6 (3.10m x 2.59m)

UPVC double glazed window, central heating radiator and coving.

#### Bedroom Three

19'7 x 5'9 (5.97m x 1.75m)

UPVC double glazed window, central heating radiator, coving and over stairs storage.

#### Bathroom

6'0 x 6'0 (1.83m x 1.83m)

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

#### External

#### Rear

Enclosed garden with imprinted concrete paving, artificial lawn, access to bar and timber storage shed.

#### Bar

16'4 x 7'8 (4.98m x 2.34m)

Two Velux windows, spotlights, television point, integrated bar, herringbone effect lino flooring and aluminium double glazed bi-folding door.

#### Front

Artificial lawn garden with bedding, imprinted concrete paving, EVEC electric vehicle charging point and driveway.

