



## Carter Avenue, Hapton, BB11 5RG

### £315,000

A DECEPTIVELY SPACIOUS FIVE BEDROOM FAMILY HOME WITH STUNNING VIEWS OF PENDLE HILL

WOW! The views this property offers are truly breathtaking! Commanding an enviable outlook at the end of a quiet road in Hapton, this stunning, five-bedroom family home offers a range of versatile internal accommodation with contemporary fixtures and fittings finished with natural decor. Adjacent to Hapton recreational grounds and with easy access to Hapton Train Station, the property is perfectly suited for a growing family looking for their dream family home!

The property comprises briefly, to the ground floor; an entrance to a welcoming hallway with stairs to the first floor and doors providing access to three bedrooms, one with ensuite facilities, a utility room, and a family bathroom. To the first floor is landing with stairs leading to the second floor and doors providing access to a spacious living room, WC, and a contemporary fitted kitchen/diner. To the second floor is a landing with doors leading to the master bedroom with ensuite shower room, and a dressing room/second bedroom.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		83	
(69-80) C			
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



# Carter Avenue, Hapton, BB11 5RG

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- Impressive Detached Property
- Contemporary Dining Kitchen
- Off Road Parking
- EPC Rating: B
- Five Bedrooms
- Spacious Reception Room With Access To Balcony
- Freehold
- Set Over Three Floors
- Laid To Lawn Garden With Enviably Views
- Council Tax Band E

## Ground Floor

### Entrance Hallway

Composite double glazed entrance door, central heating radiator, spotlights, smoke alarm, stairs to the first floor and doors to three bedrooms, bathroom and utility.

### Bedroom Three

14'11 x 9' (4.55m x 2.74m)

Central heating radiator, fitted wardrobes, door to the en suite and UPVC double glazed French doors to the rear.

### En Suite

6'7 x 5' (2.01m x 1.52m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, single direct feed shower unit, tiled elevations, spotlights, extractor fan and tiled flooring.

### Bedroom Four

10'8 x 10'3 (3.25m x 3.12m)

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

### Bedroom Five

14'10 x 6'11 (4.52m x 2.11m)

Central heating radiator and UPVC double glazed French doors to the rear.

### Bathroom

10'2 x 5'1 (3.10m x 1.55m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, wood panelled bath with direct feed shower overhead, tiled elevations, extractor fan, spotlights and tiled flooring.

### Utility Room

5'8 x 5'1 (1.73m x 1.55m)

Baxi boiler, plumbing for washing machine, fuse box and vinyl flooring.

## First Floor

### Landing

UPVC double glazed window, central heating radiator, stairs to the second floor and doors to WC, reception room and dining kitchen.

### Reception Room

16'11 x 13'3 (5.16m x 4.04m)

UPVC double glazed window, central heating radiator, television point, two feature wall lights, spotlights and bi-folding doors to the balcony.

### Dining Kitchen

16'11 x 10'4 (5.16m x 3.15m)

Three UPVC double glazed windows, central heating radiator, range of base units with laminate surfaces, oven with four ring electric hob, extractor hood, composite sink with drainer and mixer tap, integrated fridge freezer and dishwasher, television point, spotlights, smoke alarm and wood effect flooring.

## WC

5'2 x 1'10 (1.57m x 0.56m)

Central heating radiator, dual flush WC, wash basin and vinyl flooring.

## Second Floor

### Landing

UPVC double glazed window and doors to two bedrooms.

### Bedroom One

16'5 x 13'7 (5.00m x 4.14m)

Two UPVC double glazed windows, central heating radiator and door to the en suite.

### En Suite

9'1 x 5'6 (2.77m x 1.68m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, double direct feed shower unit, part tiled elevations, extractor fan, spotlights and wood effect flooring.

### Bedroom Two/Dressing Room

10'11 x 10'4 (3.33m x 3.15m)

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

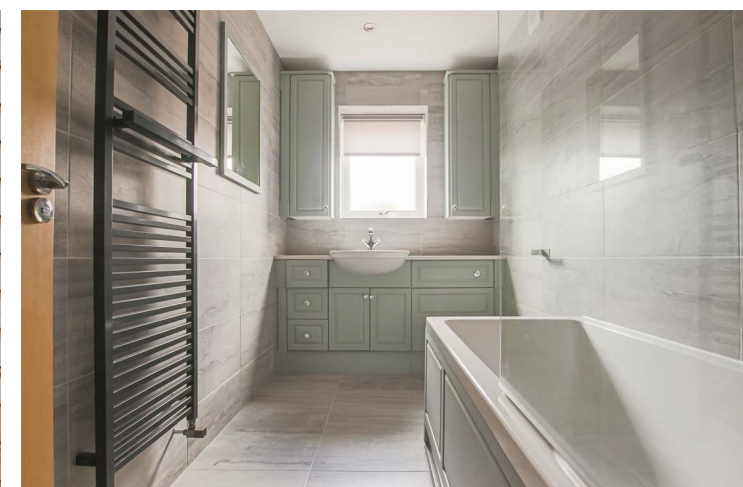
## External

### Front

Off road parking for numerous vehicles.

### Rear

Laid to lawn garden with paving and timber shed.



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