



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		82	
(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.

## Beckside, Salterforth, BB18 5BL

### Offers In Excess Of £365,000

A TRULY STUNNING THREE-BEDROOM DETACHED FAMILY HOME WITH GORGEOUS VIEWS

This beautifully presented residence stands as a testament to refined living. From its commanding position, it gazes out over rolling hills, offering breathtaking panoramic views that change with the seasons. As you approach, the meticulously landscaped front garden welcomes you, hinting at the care and attention lavished upon this property. The property is presented to the highest standard throughout and is perfectly suited for a growing family looking for their dream home close to nearby amenities and schooling.

The property comprises briefly, to the ground floor: entrance to a gorgeous sitting room with doors leading to the garage and the inner hallway. The inner hallway has stairs leading to the first floor and doors providing access to a downstairs WC, a contemporary fitted kitchen and a spacious living room. To the first floor is a landing with doors leading to three bedrooms and a three-piece family bathroom suite. The main bedroom benefits from an ensuite shower room. Externally the property boasts an enclosed laid to lawn rear garden with paved patios and decking. The front of the property offers a laid to lawn garden with paved path to the front entrance door and a block paved driveway providing off-road parking for two vehicles leading to the garage.

For further information, or to arrange a viewing, please contact our Barnoldswick team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents



# Beckside, Salterforth, BB18 5BL

## Offers In Excess Of £365,000

 3  3  2  B

- Tenure Leasehold
- Off Road Parking With A Block Paved Driveway
- Contemporary Fitted Kitchen With A Three Piece Bathroom Suite And En Suite
- Council Tax Band D
- Beautifully Presented Three Bedroom Detached Property With Stunning Views
- Spacious Laid To Lawn Garden With Paved Patios And Decking Area
- EPC Rating B
- Ideal Family Home Offering Panoramic Views And Close To Countryside Walks
- Easy Access To Major Commuter Routes

### Ground Floor

#### Entrance

Composite double glazed frosted door to reception room .

#### Reception Room One

12'5 x 12'1 (3.78m x 3.68m)

UPVC double glazed box bay window, central heating radiator, partial wood panelled elevations, smoke alarm, multi fuel stove with flag hearth, wood effect flooring, door to inner hall and garage.

#### Garage

15'6 x 7'10 (4.72m x 2.39m)

Up and over door and a combination boiler.

#### Inner Hall

7'1 x 3' (2.16m x 0.91m)

Wood effect flooring, stairs to first floor, doors to reception room two, kitchen and WC.

#### WC

5'4 x 3'6 (1.63m x 1.07m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, extractor fan and wood effect flooring.

#### Kitchen

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

UPVC double glazed window, central heating radiator, range of wall and base units, laminate work tops, Bosch oven with four ring gas hob and extractor hood, stainless steel splash back, stainless steel one and a half sink and drainer with mixer tap, integrated fridge freezer and washing machine and plumbing for a dishwasher, tiled effect flooring and composite double glazed frosted door to the side elevation.

#### Reception Room two

15' x 11'2 (4.57m x 3.40m)

Central heating radiator, television point, wood effect flooring, electric log burning effect stove and UPVC double glazed box bay window with French doors to the rear.

### First Floor

#### Landing

UPVC double glazed frosted window in the stair return, central heating radiator, loft access ( light and power ) and smoke alarm, doors to three bedrooms and bathroom.

#### Bedroom one

13'9 x 10'6 (4.19m x 3.20m)

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

#### En Suite

7'3 x 6'4 (2.21m x 1.93m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, wall mounted wash basin with mixer tap, enclosed direct feed shower, shave point, part tiled elevation, extractor fan, spotlights and wood effect flooring.

#### Bedroom Two

12'2 x 9' (3.71m x 2.74m)

UPVC double glazed window, central heating radiator partial wood panelled elevations and cornice coving.

#### Bedroom Three

12'2 x 7'9 (3.71m x 2.36m)

UPVC double glazed window, central heating radiator, fitted wardrobes and partial wood panelled elevations.

#### Bathroom

8'7 x 6'11 (2.62m x 2.11m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, panelled bath with mixer tap, extractor fan, spotlights, part tiled elevation, wood effect flooring and linen closet.

#### External

#### Rear

Enclosed laid to lawn garden with paved patios, decking area with a Pergola, with bespoke Summer house, and gravel chippings with paved paths down the side elevations.

#### Front

Laid to lawn garden with a paved path to the front entrance door, block paved driveway for off road parking for two vehicles and integral garage.



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