



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	88
England & Wales	EU Directive 2002/91/EC	

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Whitpark Grove, Ightenhill, BB12 0NR

£259,950

A STUNNING, MODERN TOWNHOUSE WITH INCREDIBLE VIEWS OF PENDLE HILL

Welcome to Whitpark Grove, Ightenhill - a charming townhouse that exudes contemporary style and comfort. This spacious property is spread over three floors, offering ample space for a growing family to thrive in.

Situated in a family-friendly neighbourhood, this home is perfect for those seeking a peaceful and safe environment. The modern kitchen and bathroom suites add a touch of luxury to everyday living, making it a joy to come home to.

One of the highlights of this property is the stunning views it offers. Imagine waking up to picturesque sights of Pendle Hill and the tranquil canal - a truly mesmerising experience that will never get old.

With four bedrooms, this townhouse is ideal for a growing family looking for a place to call home. Each room offers comfort and privacy, ensuring that everyone has their own space to relax and unwind.

Don't miss out on the opportunity to make this beautiful property your own. Whitpark Grove is more than just a house - it's a place where memories are made and dreams are realised. Contact us today to arrange a viewing and take the first step towards creating your perfect family home.

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 4  2  2  C

- Impressive Townhouse Property
 - Modern Fitted Kitchen
 - Off Road Parking and Detached Garage
 - EPC Rating C
- Four Bedrooms
 - Set Over Three Floors
 - Tenure Freehold
- Two Bathrooms
 - Low Maintenance Rear Garden
 - Council Tax Band C

Ground Floor

Entrance Hall

15'8 x 14'5 (4.78m x 4.39m)
Composite double glazed frosted front door, central heating radiator, smoke detector, storage cupboard, wood effect laminate flooring, doors leading to dining room, kitchen, WC and stairs to first floor.

Dining Room

12'7 x 8'5 (3.84m x 2.57m)
UPVC double glazed window and central heating radiator.

WC

6'8 x 2'11 (2.03m x 0.89m)
Central heating radiator, vanity top wash basin with waterfall mixer tap, dual flush WC, extractor fan and wood effect laminate flooring.

Kitchen

14'5 x 12'0 (4.39m x 3.66m)
UPVC double glazed window, upright central heating radiator, range of high gloss wall and base units with quartz worktops, composite granite coated sink with stainless steel high spring mixer tap, integrated high rise electric Neff oven and Neff microwave, five ring induction hob and extractor hood, integrated fridge freezer, dishwasher, washing machine and wine cooler, central island with breakfast bar, spotlights, wood effect flooring and UPVC double glazed French doors to rear.

First Floor

Landing

9'8 x 6'10 (2.95m x 2.08m)
Central heating radiator, smoke detector, doors leading to reception room, bedroom one and stairs to second floor.

Reception Room

14'5 x 12'0 (4.39m x 3.66m)
UPVC double glazed window, central heating radiator, television point and UPVC double glazed French doors to Juliet balcony.

Bedroom One

14'5 x 12'0 (4.39m x 3.66m)
Two UPVC double glazed windows, central heating radiator, fitted wardrobes, television point and door to en suite.

En Suite

8'2 x 4'5 (2.49m x 1.35m)
Central heating radiator, double electric feed shower enclosed, dual flush WC, pedestal wash basin with traditional taps, part tiled elevations, extractor fan, spotlights and wood effect lino flooring.

Second Floor

Landing

12'6 x 9'8 (3.81m x 2.95m)
Central heating radiator, doors leading to three double bedrooms and family bathroom.

Bedroom Two

14'5 x 9'0 (4.39m x 2.74m)
Two UPVC double glazed windows and central heating radiator.

Bedroom Three

12'7 x 6'10 (3.84m x 2.08m)
UPVC double glazed window, loft access and storage cupboard.

Bedroom Four

9'10 x 7'3 (3.00m x 2.21m)
UPVC double glazed window and central heating radiator.

Bathroom

8'6 x 4'11 (2.59m x 1.50m)
Central heating radiator, dual flush WC, pedestal wash basin with traditional taps, P-shaped panel bath with mixer tap and overhead direct feed shower, part tiled elevations, spotlights, extractor fan and tiled flooring.

External

Rear

Enclosed tiered garden with stone chip and patio areas, hot tap, double sockets, access to driveway and detached garage.

Front

Patio garden with bedding areas and bin store.



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