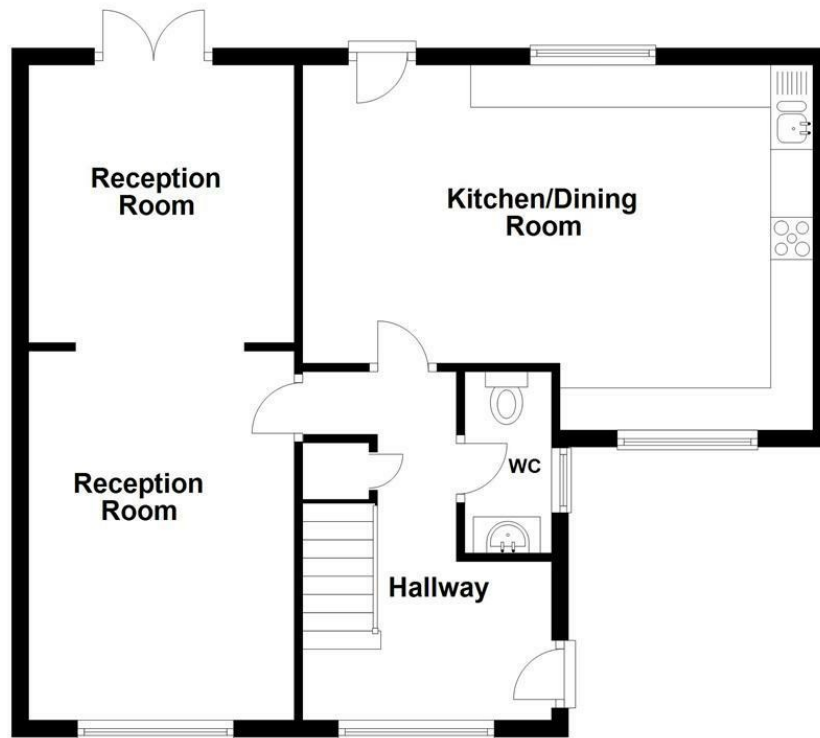
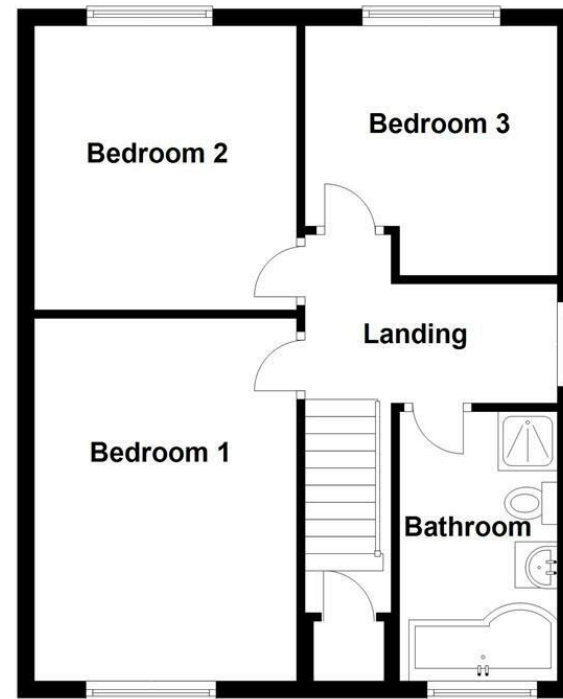


Ground Floor



First Floor



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		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(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.



Glencarron Close, Huddlesden, BB3 3RF

£1,200

AN OUTSTANDING THREE BEDROOM DETACHED FAMILY HOME

Having been maintained and presented to a beautiful standard throughout with a stunning contemporary finish, this impressive three-bedroom detached property is being proudly welcomed to the lettings market in the highly regarded location of Huddlesden on a quiet cul de sac. Situated conveniently close to bus routes, good schools and amenities, as well as network links to Blackburn, Bolton and major motorway links. The property benefits from impressive gardens, three double bedrooms, open plan kitchen diner and off-road parking and is the perfect family home not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, modern kitchen diner, WC and staircase to the first floor. The reception room boasts stunning multi fuel burner and leads through to a second reception room. The first floor comprises of doors on to three double bedrooms and a three-piece bathroom suite. Externally there is a generously sized laid to lawn garden with patio and bedding areas to the rear and laid to lawn garden to the front with off road parking.

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

Glencarron Close, Hoddlesden, BB3 3RF

£1,200

 3  1  2  D

- Attractive Family Home
- Elegant Decoration Throughout
- Two Reception Rooms
- Viewings Offered
- Three Double Bedrooms
- Beautiful Family Bathroom
- Close To Amenities
- Ultra Stylish Kitchen-Diner
- Off Road Parking-Driveway
- Sought After Location

Ground Floor

Entrance

UPVC double glazed door to the hallway.

Hallway

13'4 x 9'8 (4.06m x 2.95m)

UPVC double glazed window, central heating radiator, under stairs storage, tiled flooring, doors to reception room one, kitchen-diner and the WC.

WC

7'7 x 2'9 (2.31m x 0.84m)

UPVC double glazed frosted window, central heating radiator, two piece suite comprising of low basin WC, vanity top wash basin with traditional taps and tiled flooring.

Reception Room One

14'1 x 10'4 (4.29m x 3.15m)

UPVC double glazed window, central heating radiator, modern style cast iron multi-fuel burner, television point and open to reception room two.

Reception Room Two

10'5 x 9'5 (3.18m x 2.87m)

Central heating radiator, television point, UPVC double glazed patio doors to the rear.

Kitchen-Diner

19'10 x 14'3 (6.05m x 4.34m)

Two UPVC double glazed windows, upright central heating radiator, range of cream wood wall and base units with granite effect surfaces, stainless steel sink, drainer and mixer tap, integrated Hotpoint double ovens, five ring gas hob, and extractor hood, integrated dishwasher, tumble dryer, spotlights, down lighters, smoke alarm, tiled floor and UPVC double glazed door to the rear.

First Floor

Landing

9'11 x 6' (3.02m x 1.83m)

UPVC double glazed window, central heating radiator and doors to three bedrooms and the bathroom.

Bedroom One

13'8 x 10'6 (4.17m x 3.20m)

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

Bedroom Two

10'6 x 10' (3.20m x 3.05m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'10 x 9'10 (3.00m x 3.00m)

UPVC double glazed window and central heating radiator.

Bathroom

10'3 x 6'4 (3.12m x 1.93m)

UPVC double glazed frosted window, central heating radiator, three piece suite comprising of L shape panel bath with direct feed rainfall shower, vanity top wash basin with mixer tap, dual flush WC, spotlights and full tiled elevations,

External

Rear

Enclosed laid to lawn garden, stone paved patio, two greenhouses, planted bedding and mature trees.

Front

Laid to lawn garden, planted borders and driveway for off road parking for two vehicles.



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