



Sheaves Close, Abram, WN2 5YS

**Offers in Excess of
£349,950**

*Introducing an exquisite Four Bedroom Detached Family Home by Stone Cross Estate Agents, nestled within the coveted Jennings Park development. Boasting proximity to premier local schools, conveniences, and key transport links like the East Lancashire Road and motorways, this residence offers an ideal blend of accessibility and charm. Step inside to discover an inviting entrance hallway leading to a snug lounge featuring a media wall, seamlessly flowing into an open plan kitchen/diner adorned with a breakfast area. French doors beckon to the rear garden, where composite decking sets the stage for outdoor gatherings amidst the tranquility. Convenient utility room and cloakroom for added functionality and ease. Upstairs, four bedrooms await, two graced with an en-suite for added comfort, while a family bathroom completes the upper level. Outside, a tarmac driveway and integral garage provide ample parking, while the enclosed garden offers a serene haven, bathed in sunlight and accented by split-level decking—a perfect retreat for relaxation and entertainment. ****Please Contact Us To Arrange A Viewing*****

- **Four Bedroom**
- **Detached**
- **Driveway**
- **Integral Garage**
- **Enclosed Rear Garden**
- **Four Bathrooms**

Entrance Hallway

Via Composite double glazed door to the front elevation, spotlights, wall mounted radiator, tiled flooring, doors leading to the garage, lounge and kitchen/diner and stairs to the first floor.

Lounge

15' 1" x 11' 3" (4.59m x 3.43m) (into bay) UPVC double glazed bay window to the front elevation, tiled flooring, spotlights and media wall with electric fireplace.

Kitchen/Diner

11' 3" x 26' 5" (3.43m x 8.04m) Two UPVC double glazed windows to the rear elevation, UPVC double glazed French doors to the rear elevation, a variety of wall, base and drawer units. Space for fridge/freezer, breakfast bar, spotlights, three ceiling light points, two wall mounted radiators, oven, hob, extractor, stainless steel sink unit with a swan neck tap and an integrated dishwasher.

Utility Room

Ceiling light point, wall mounted radiator, plumbing for washing machine and tiled flooring.

Cloakroom

W/C, tiled flooring, tiled walls, wash hand basin, spotlights and wall mounted radiator.

First Floor

Landing

Spotlights, ceiling light point, wall mounted radiator and storage cupboard which houses the boiler.

Bedroom One

12' 8" x 11' 6" (3.86m x 3.50m) UPVC double glazed window to the front elevation, two ceiling light points, wall mounted radiator and integrated wardrobes.

En-Suite

UPVC double glazed frosted window to the side elevation, tiled flooring, W/C, vanity sink unit, double shower unit, hand towel radiator, spotlights and tiled walls.

Bedroom Two

11' 9" x 10' 7" (3.58m x 3.22m) UPVC double glazed window to the front elevation, integrated wardrobes, ceiling light point and wall mounted radiated.

En-Suite

UPVC double glazed frosted window to the front elevation, vanity sink unit, ceiling light point, spotlight,



wall mounted radiator, tiled flooring, shower unit and part tiled walls.

Bedroom Three

11' 10" x 8' 7" (3.60m x 2.61m) UPVC double glazed window to the rear elevation, integrated wardrobes, ceiling light point and wall mounted radiator.

Bedroom Four

10' 11" x 7' 9" (3.32m x 2.36m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

Family Bathroom

UPVC double glazed frosted window to the rear elevation, vanity sink unit with a swan neck tap, W/C, wall mounted radiator, spotlights, ceiling light point, bath with a swan neck tap and tiled walls and floors.

Outside

Front

A tarmac driveway offers ample parking, complemented by an integral garage and a charming slate stone area. Convenient gate access leads to the rear garden, seamlessly blending practicality with style.

Rear Garden

A secluded oasis awaits with enclosed composite decking, bordered by vibrant plants and shrubs. Convenient gate access at the side seamlessly connects to the front, offering both privacy and ease of movement.

Tenure

Freehold

Council Tax

D

Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents; this is the responsibility of the buyer.



Viewing of this property is strictly by appointment through Stone Cross Estate Agents.

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.