



FARDELLA
& BELL

17 Whitecroft Avenue, Haslingden
£319,950



17 Whitecroft Avenue

Haslingden, Rossendale

Charming 3-bed mid-terraced house in popular location. 2 reception rooms, modern kitchen & bath, downstairs WC. Tranquil garden with outdoor sitting area and space for kids to play. Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three bedrooms
- Two reception rooms
- Shutters in most rooms
- Rear garden
- Modern kitchen and three piece bathroom
- Well presented mid terraced
- Popular location
- Downstairs WC
- Ideal family home
- Sonos speaker system built in downstairs, master bedroom and bathroom
- Not overlooked from the rear



Entrance hallway

Laminate flooring, open balustrade staircase, access to downstairs WC, modern wall mounted radiator, understairs storage area, uPVC double glazed window and front door.

Downstairs WC

Laminate flooring, push button WC, ceiling light point and pedestal sink with chrome mixer tap.

Reception room one

Overlooking the front aspect of the property - Fitted carpet, TV point, side wall light points, spotlights to the ceiling, uPVC double glazed bay window, two modern wall mounted radiators and Sonos built in speaker system

Reception room two

Feature wall panelling, TV point, side wall light points, ceiling light point, uPVC double glazed patio doors, wall mounted radiator, Sonos speaker system, open plan feel from kitchen and laminate flooring.

Kitchen

A mix of wall and base units, spotlights to the ceiling, laminate flooring, over unit lighting, breakfast bar with storage, NEFF built in oven and grill, electric hob, integrated dishwasher, lighting at floor level, two modern wall mounted radiators, integrated fridge / freezer, integrated washer / dryer, 1.5 bowl sink with mixer tap, uPVC double glazed window overlooking rear garden, shutters and stable door leading to rear space.

Master bedroom

Fitted carpet, fitted wardrobes, built in Sonos speaker system, built in TV, uPVC double glazed window, not overlooked and has views of Victoria Park, spotlights to the ceiling and radiator.

Bedroom two

Fitted carpet, radiator, uPVC double glazed window, TV point, shutters, spotlights to the ceiling and fitted wardrobes.

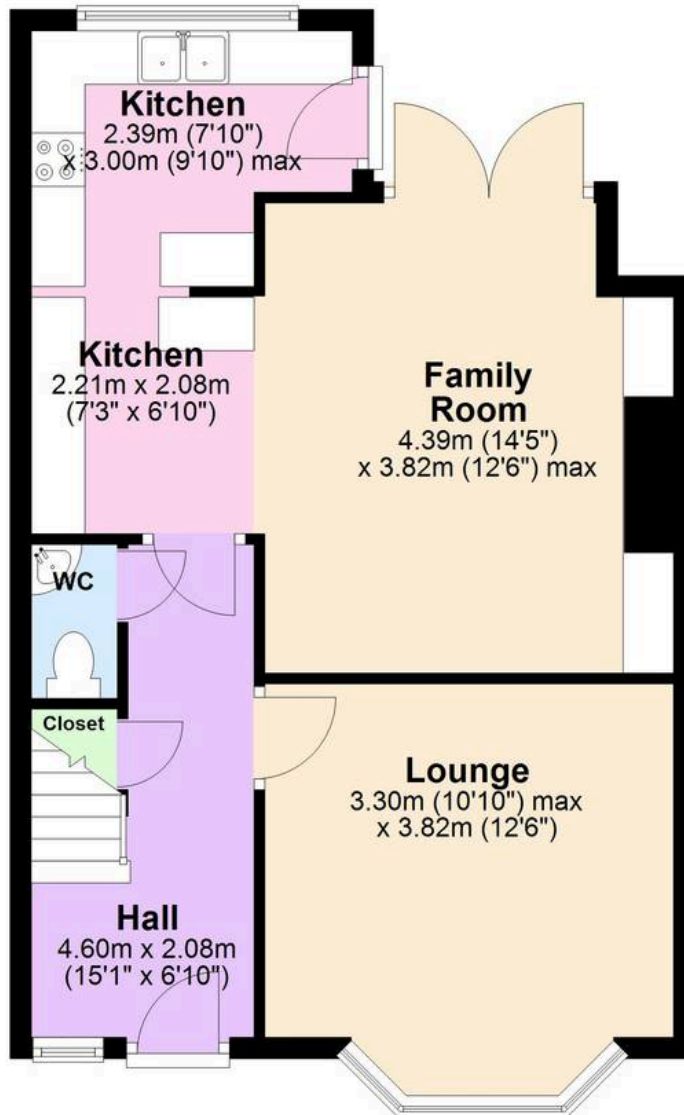
Family bathroom

Fully tiled walls and floors, uPVC double glazed frosted

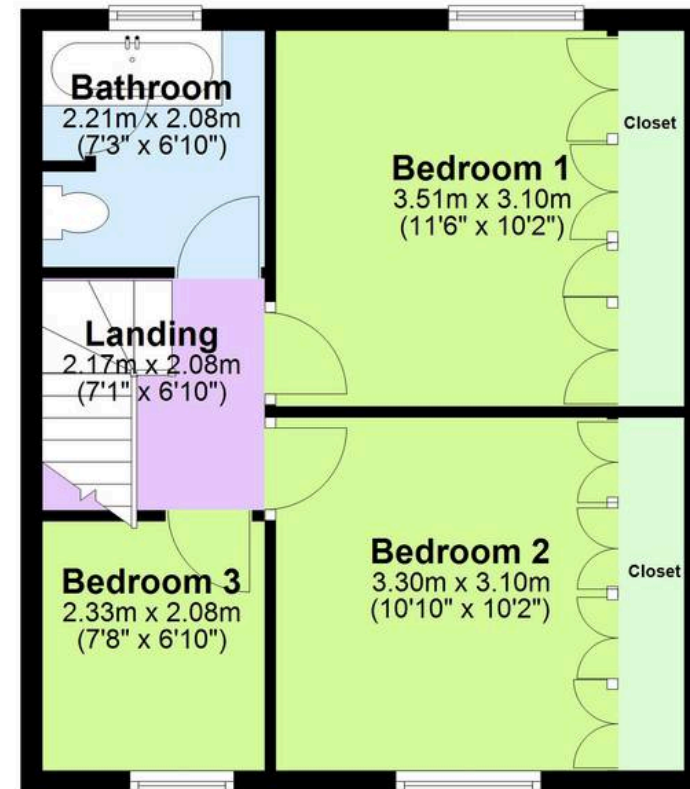




Ground Floor



First Floor



Total area: approx. 93.6 sq. metres (1007.6 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s)
Plan produced using PlanUp.

17 Whitecroft Ave



REAR GARDEN

Indian stone paved area for sitting, outside tap, fenced boundaries, outside lighting point and artificial grass area.

FRONT GARDEN

Enclosed forecourt with gate access, stone chipped area and stone path leading to the front door.

ON STREET





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