



Honeywell
SELECT

7 Tennyson Avenue, Read, BB12

Spacious 5 bed detached on large corner plot
£550,000 – No Chain



- Excellent location & access to M65/M66/A59
- Viewing essential to appreciate this fabulous family home
- Master bedroom with walk-in wardrobe, large ensuite & distant views towards Darwen Tower
- Rear garden with a sheltered & sunny decking area
- Architect designed contemporary refurbishment
- South facing providing natural light in the living areas
- Multi purposes room for home working or games room
- Large corner plot adjacent to George Lane with great access to the village

HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

[honeywellselect.co.uk](https://www.honeywellselect.co.uk)



Honeywell
SELECT

A stunning detached house which has recently been redesigned by an Architect and totally refurbished to exacting standards to provide beautiful contemporary accommodation with high quality fittings and an excellent modern design throughout. The property now boasts five bedrooms and three "new" bathrooms. The large entrance hallway has a striking feature return staircase with glass balustrade and oak handrail. There is a cosy sitting room and a fabulous open-plan living dining kitchen with panoramic patio windows, a contemporary kitchen with island unit with breakfast bar and built-in dining table which was designed and installed by a local company using preconstructed units imported from Germany.

Also on the ground floor are two bedrooms, one is currently used as a study, plus a luxury 4-piece bathroom and utility room. Upstairs the landing has a feature gable style apex window offering excellent light and views across the open green towards distant fells. There is a luxurious master suite with feature gable window, dressing area, walk-in wardrobe and a superb 3-piece ensuite shower room. Also on this floor are two other bedrooms and a shower room.

Externally the property is sat on a good-sized corner plot with a driveway and single garage to the front. The property overlooks a 'pocket park' which provides an attractive greenspace with horse chestnut trees. To the side there is a lawned garden with a patio and a second drive with ample parking which leads to a large garage for large car with significant storage along one wall and in the roof space. At the rear there is an attractive, private, enclosed garden with lawn and decked patio constructed using composite boards. Attached to the rear of the garage is an impressive fully insulated multi-purpose room with bi-fold doors. This room was completed in December 2023 and provides an excellent opportunity for work or hobby space with the versatility to be used for multiple purposes such as a gym, home office, games room or cinema room.

The house has been completely renovated throughout with all walls and ceilings in the property having been replastered, all original pipework replaced, a new roof, rewire, modern heating system and insulation, the windows and doors have been replaced and there is an alarm system, security cameras and electric blinds.

Read is a small village with excellent access to the M65 & M66 motorways offering quick access to Blackburn, Burnley, Bury and Bolton. Equally the nearby A59 offers convenient access to Preston and Skipton. These major roads are less than 10 minutes from this extensively renovated house originally constructed around 1965. The Village has a Cricket Club and the adjacent village of Simonstone offers a Tennis Club. Read is close to the village of Whalley and the nearby town of Clitheroe and the retail and leisure opportunities afforded from these historic locations. Read is linked by a frequent bus service between Burnley and Clitheroe. The property is also located a short walk from Read St John's Primary School and is within the catchment of Ribble Valley secondary schools including Clitheroe Royal Grammar School.

The property benefits from high-speed internet and it is understood fibre optic internet is due for installation in the near future. The property has not only extended the property's footprint but has also provided the opportunity to introduce a significant quantity of extra insulation. Recent gas and electric bills are available to view to demonstrate the impact this has made.



HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

honeywellselect.co.uk



LOCATION: Enter the village of Read from the direction of Clitheroe and Whalley on Whalley Road, take the first left turn into George Lane and the first right turn into Tennyson Avenue.

ACCOMMODATION: (imperial dimensions in brackets: all sizes are approximate):-

ENTRANCE: Through modern grey composite front door with frosted window to either side leading to:

LARGE ENTRANCE HALL: With feature return staircase off to first floor with glass balustrade and oak handrail with ample understairs storage, wood effect laminate flooring and recessed spotlighting.

SITTING ROOM: 3.5m x 3.9m (11'6" x 12'8"); with television point.

LARGE L-SHAPED LIVING DINING KITCHEN: 7.9m max/3.8m min x 7.4m max/3.6m min (25'9" max/12'5" min x 24'3" max/11'8" min); A spacious open-plan room with plenty of glass providing excellent natural light.

Living Area: With a feature corner picture window to take advantage of the outlooks and separate full height picture window and television point. There is modern wood effect flooring throughout. All windows and patio doors have electrically operated remote control blinds.

Kitchen Area: With a fitted contemporary two tone handleless modern kitchen with quartz work surface, full wall of fitted units with two drainer sink unit with chrome Quooker boiling water tap with mirrored splashback and feature under-unit and LED lighting. Full height Neff fridge, Neff electric fan oven with hide-and-slide door, Neff microwave combination oven with plate warming drawer, integrated dishwasher, wine chiller, shelving with feature lighting, bar/larder style cupboard with full height doors, tall anthracite central heating radiator and television point. There is a central island unit with ample storage below and quartz worktop with Neff induction hob and ceiling mounted extractor over. To one side of the island unit is a breakfast bar and to the other side is a fitted dining table.

Dining Area: With large full height glazed grey aluminium patio doors leading to the garden.

UTILITY ROOM: 1.8m x 2.9m (6'0" x 9'7"); with a fitted range of matt grey wall and base units with complementary laminate work surface with under-unit lighting, stainless steel single drainer sink unit with mixer tap, plumbing for a washing machine, space for a tumble dryer, space for a fridge-freezer, wood effect laminate flooring and half-glazed composite door to rear garden.



HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

honeywellselect.co.uk



Honeywell
SELECT



BEDROOM THREE: 3.0m x 3.9m (10'0" x 12'9").

BEDROOM FIVE: 3.0m x 2.8m (9'11" x 9'3"); currently used as a study.

BATHROOM: A modern luxury 4-piece bathroom with Duravit suite with wall-hung w.c. with push button flush, vanity wash-hand basin with chrome mixer tap, storage underneath and heated Duravit vanity mirror over with LED lighting, larger than standard 1800mm panelled bath with central chrome tap and handheld showerhead and large walk-in shower enclosure with fitted thermostatic shower. Shaver point, fully tiled walls, recessed spotlighting, extractor fan and chrome towel radiator.

FIRST FLOOR:

SPACIOUS LANDING: With glass balustrade and oak handrail, large apex gable style window with excellent views with fitted electric blind and recessed spotlighting.

MASTER BEDROOM: 3.6m x 3.6m + 1.9m x 2.5m (11'8" x 11'11" + 6'2" x 8'3"); with a feature pitched ceiling with apex feature gabled window with fitted electric blind and distant views toward Darwen Tower, two built-in wardrobes, dressing area with dressing table and drawers and walk-in wardrobe with fitted hanging rails and drawers and recessed spotlighting.

EN-SUITE SHOWER ROOM: A smart contemporary 3-piece suite comprising a low suite w.c., vanity wash-hand basin with chrome mixer taps and storage cupboards under and recessed bathroom cabinet above with mirror and LED lighting, large walk-in shower with fixed glass panel and thermostatic shower. Anthracite heated towel radiator, fully tiled walls, recessed spotlighting and extractor.

BEDROOM TWO: 3.0m x 3.6m (9'11" x 11'9"); with built-in wardrobes and storage set into the eaves with sliding doors.

BEDROOM FOUR: 2.7m x 2.5m (8'8" x 8'2").

SHOWER ROOM: With a 3-piece suite with wall-hung vanity wash-hand basin with chrome mixer tap and storage under, low suite w.c. with push button flush and a fitted double shower enclosure with thermostatic shower. Fully tiled walls, recessed spotlighting, extractor fan and chrome heated ladder style towel rail.

HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

honeywellselect.co.uk



OUTSIDE: To the front of the property is boundary hedging with a tarmac and gravel driveway providing parking for 3-4 cars leading to a SINGLE ATTACHED GARAGE with remote control operated up-and-over door, power and light. A door from the back of the garage leads to a plant room which is a great drying room and has the central heating boiler and hot water system.

There is a front lawn which extends around to a side garden with lawn, boundary hedging and Indian stone paved patio area adjacent to the patio doors from the kitchen. Situated to the rear of the property is a second driveway providing ample parking leading to a large newly built DETACHED GARAGE with electrically operated sectional garage door, electric, light and power. To the rear of the property is an enclosed rear garden with Indian stone paved pathways, steps up to the lawn with planting borders and composite decked patio area with spindles and balustrade. Attached to the rear of the garage is a MULTI-PURPOSE ROOM with bi-fold aluminium doors and feature vaulted ceiling with recessed spotlighting. This is a fully insulated room which could accommodate a variety of uses such as a teenagers den, fitness studio, consultation room, home office, music room, art studio or cinema room.

SERVICES: Mains gas, water, electric and drainage are connected.

HEATING: Gas fired hot water central heating complemented by sealed unit double glazing. Energy bills are currently £2,600 per annum (gas & electric) and are available at the office if a buyer would be interested in more detail.

TENURE: Freehold

COUNCIL TAX BAND: E.

EPC: The energy efficiency rating of the property is C.

An internal viewing is essential to appreciate the full advantages this property affords:

- Excellent location for access to M65/M66/A59
- High quality refurbishment throughout building originally constructed in 1965.
- Fully re-wired in 2021 with LED lighting throughout
- All internal walls and ceilings re-plastered
- Opportunity to work or operate a small business in the multi-purpose room or main building
- Private and spacious sunny rear garden with composite decking area
- New Central Heating and Hot Water system installed in 2021
- Large corner plot adjacent to George Lane with convenient access to the Village



HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

Clitheroe

Tel 01200 426041

Barrowford

Tel 01282 698200

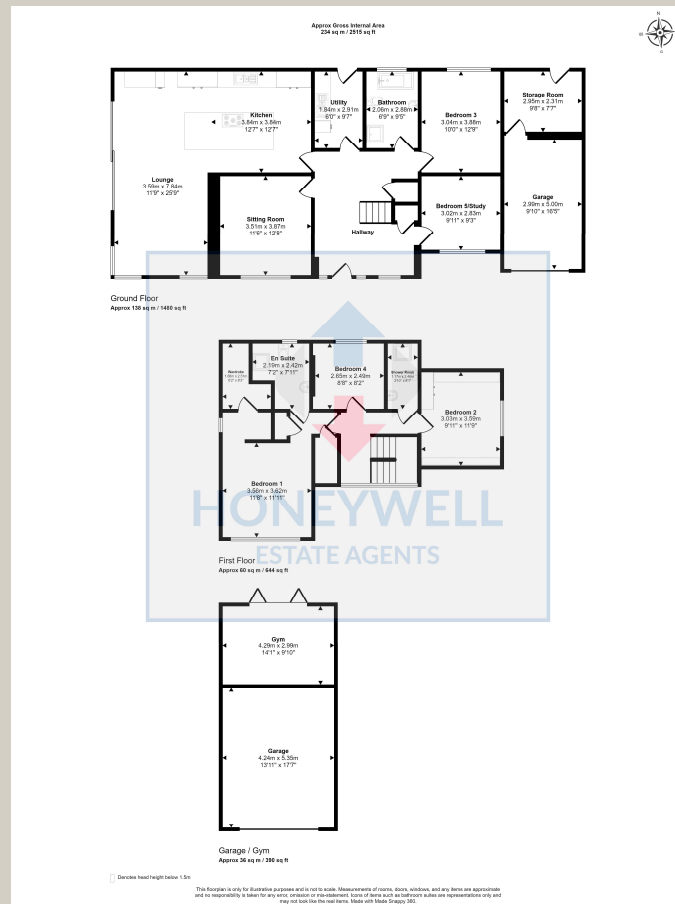
honeywellselect.co.uk



HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

honeywellselect.co.uk

Clitheroe 01200 426041 | Barrowford 01282 698200



HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

honeywellselect.co.uk

Clitheroe 01200 426041 | Barrowford 01282 698200



Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.

7 Tennyson Avenue, Read, BB12 7RN
CD/CJ/070224

HONEYWELL SELECT, SELLING PROPERTIES OF DISTINCTION

honeywellselect.co.uk

Clitheroe 01200 426041 | Barrowford 01282 698200