



Total area: approx. 1406.2 sq. feet

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.



## The Triangle, Huncoat, BB5 6XN

### £350,000

AN EXCEPTIONAL FAMILY HOME

Having been presented and updated to the highest standard throughout with an abundance of indoor and outdoor space, double garage and ample off road parking, this enviable four bedroom detached property is being proudly welcomed to the market in the sought after location of Huncoat on a quiet cul de sac. With an impressive kitchen extension, stylish decoration and modern fixtures and fittings, this outstanding property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Burnley and major motorway links to Blackburn and Manchester.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms, WC, open plan kitchen diner and staircase to the first floor. The kitchen diner boasts modern wall and base units, integrated appliances and leads through to a utility room. The first floor comprises of doors on to four generously sized bedrooms and a family bathroom. The main bedroom benefits from an en suite shower room. Externally there is a generously sized laid to lawn garden to the rear with paving, bedding and stone chip areas, as well as, double gate for additional off road parking if desired. To the front there is a garden with laid to lawn areas and a block paved driveway for multiple cars, as well as access on to a double garage.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.

# The Triangle, Huncoat, BB5 6XN

£350,000



- An Envious Detached Property
- Perfect Family Home
- Off Road Parking
- EPC Rating TBC
- Four Bedrooms
- Detached Double Garage
- Council Tax Band D
- Envious Gardens
- A Contemporary Finish
- Freehold

## Ground Floor

### Entrance

Composite double glazed frosted door to the hallway.

### Hallway

13'2 x 13'2 (4.01m x 4.01m)

Central heating radiator, coving, smoke alarm, karndean flooring, oak doors to two reception rooms, kitchen diner, WC and staircase to the first floor.

### WC

6'3 x 2'10 (1.91m x 0.86m)

Chrome heated towel rail, a two piece suite comprising of a dual flushed WC, a wall mounted wash basin with mixer tap, extractor fan, karndean flooring.

### Reception Room One

16'10 x 11'4 (5.13m x 3.45m)

UPVC double glazed bay window, central heating radiator, coving, cast iron double sided multi fuel burner with stone hearth and surround, television point.

### Reception Room Two

10'3 x 8'4 (3.12m x 2.54m)

UPVC double glazed window, central heating radiator, coving, integrated storage, wood effect laminate flooring.

### Kitchen Diner

19'10 x 19 (6.05m x 5.79m)

Four UPVC double glazed windows, Velux window, central heating radiator, a range of mixed grey wall and base units, granite effect surface, tiled splash backs, stainless steel sink and drainer with a high spout mixer tap, integrated electric double oven with a five ring gas hob and extractor hood, integrated microwave and wine cooler, integrated dishwasher and breakfast bar, cast iron double sided multi fuel burner with tiled hearth and surround, coving, spotlights, Karndean flooring, UPVC double glazed door to the rear, oak door to the utility room.

### Utility Room

9'2 x 4'8 (2.79m x 1.42m)

Central heating radiator, a range of mixed grey wall and base units, granite effect surface, tiled splash backs, stainless steel sink with mixer tap, plumbing for washing machine and dryer, coving, under stairs storage cupboard, Karndean flooring, composite double glazed frosted door to the side.

## First Floor

### Landing

15'4 x 9'7 (4.67m x 2.92m)

UPVC double glazed frosted window, smoke alarm, storage cupboard, loft access which is boarded with a pull down ladder, oak doors to four bedrooms and bathroom.

### Bedroom One

15'1 x 11'2 (4.60m x 3.40m)

UPVC double glazed window, central heating radiator, television point, coving, spotlights, fitted wardrobes, oak door to the en suite.

## En Suite

7'4 x 4'5 (2.24m x 1.35m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flushed WC, direct feed shower enclosure, vanity top wash basin with mixer tap, tiled elevations, spotlights, extractor fan, PVC panelling to the ceiling, tiled flooring.

## Bedroom Two

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

UPVC double glazed window, central heating radiator, television point, fitted wardrobes.

## Bedroom Three

9'8 x 6'9 (2.95m x 2.06m)

UPVC double glazed window, central heating radiator, television point.

## Bedroom Four

9'6 x 7'3 (2.90m x 2.21m)

UPVC double glazed window, central heating radiator, coving, television point, fitted wardrobes.

## Bathroom

7'7 x 5'11 (2.31m x 1.80m)

UPVC double glazed frosted window, chrome heated towel rail, a four piece suite comprising of a panelled bath with jets, mixer tap and rinse head, vanity top wash basin with mixer tap, dual flushed WC, electric feed shower enclosure, extractor fan, tiled elevations, PVC panelling to the ceiling, Karndean flooring.

## External

### Front

Laid to lawn garden with block paved driveway and access on to the double garage.

### Garage

17'8 x 17'7

Power, lighting, water and alarm system.

### Rear

Enclosed garden with laid to lawn, paving, bedding areas, water and iron gates to the front.



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