



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			
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	74

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.

Pendle View, Altham, BB5 5UY

£325,000

THE MOST IDYLIC FAMILY HOME

Having been presented and updated to the highest standard throughout with no detail missed, this admirable four double bedroom semi-detached bungalow is being proudly welcomed to the market in the sought after location of Altham. Not overlooked, and benefitting from stunning gardens, two bathrooms and added garage and conservatory, this property is the perfect family home ready to move straight into! With two driveways, modern fixtures and fittings and neutral decoration, this property is truly the perfect home not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Burnley, Clitheroe, Blackburn and major motorway links.

The property comprises briefly; a welcoming entrance hallway/dining area provides access through to a contemporary fitted kitchen and sliding doors out to the rear. The kitchen boasts modern wall and base units, integrated appliances and leads on to a n inner hallway. The inner hallway provides access through to a spacious reception room, bathroom, double bedroom and hallway/study. The reception room leads on to an additional double bedroom. The hallway/study guides you on to a fantastic conservatory and houses a staircase to the first floor. The first floor comprises of doors on to two double bedrooms and a shower room. Externally there is a beautifully landscaped garden to the rear with laid to lawn, paving, bedding, timber storage shed and access to additional land. To the front there is a stone chip garden with bedding areas and two driveways for up to four cars!

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

Pendle View, Altham, BB5 5UY

£325,000



- Semi Detached Property
- Spacious Reception Rooms
- Off Road Parking
- EPC Rating: D
- Four Bedrooms
- Bathroom & Shower Room
- Leasehold
- Fitted Kitchen
- Enclosed Rear Garden With Additional Land
- Council Tax Band C

Ground Floor

Entrance Hallway/Dining Room

12'4 x 9'10 (3.76m x 3.00m)

Hardwood single glazed entrance door, hardwood double glazed leaded window, central heating radiator, fitted storage, dado rail, wood effect flooring, open to the kitchen and UPVC double glazed sliding door to the rear.

Kitchen

11'2 x 9'10 (3.40m x 3.00m)

Hardwood double glazed window, range of panelled wall and base units with wood effect surfaces and tiled splashbacks, stainless steel one and a half bowl sink with drainer and mixer tap, electric double oven and microwave in a high rise unit, four ring gas hob, extractor hood, integrated fridge freezer, washing machine and dishwasher, PVC panelled ceiling with spotlights, tiled flooring and door to the hallway.

Hallway

13' x 2'10 (3.96m x 0.86m)

Coving, spotlights, smoke alarm and hardwood doors to the reception room, bathroom, bedroom three and inner hall/study.

Reception Room

16'2 x 11'8 (4.93m x 3.56m)

Hardwood double glazed leaded window, central heating radiator, coving, ceiling rose, electric fire, television point, two feature wall lights, wood effect flooring and door to bedroom four.

Bedroom Four

11'6 x 8'6 (3.51m x 2.59m)

Two hardwood double glazed leaded windows, central heating radiator, fitted wardrobes, coving, ceiling rose and television point.

Bedroom Three

14'7 x 10'7 (4.45m x 3.23m)

Hardwood double glazed leaded window, central heating radiator, coving, fitted wardrobes with downlights, television point.

Bathroom

8'3 x 7'4 (2.51m x 2.24m)

Hardwood double glazed frosted window, central heating towel rail, direct feed shower unit, panelled bath, vanity top wash basin, dual flush WC, tiled elevations, spotlights, PVC panelled elevations, extractor fan and wood effect flooring.

Inner Hall/Study

11'3 x 8'4 (3.43m x 2.54m)

Central heating radiator, three feature wall lights, wood effect flooring, stairs to the first floor and hardwood double glazed double doors to the conservatory.

First Floor

Landing

9'9 x 8'4 (2.97m x 2.54m)

Velux window, smoke alarm and doors to two bedrooms and shower room.

Bedroom One

14'3 x 10'10 (4.34m x 3.30m)

Velux window, central heating radiator and fitted wardrobes.

Bedroom Two

16'3 x 9'11 (4.95m x 3.02m)

Velux window, central heating radiator and eaves storage.

Shower Room

8'4 x 7'5 (2.54m x 2.26m)

Velux window, central heating towel rail, direct feed shower unit, pedestal wash basin, PVC panelled elevations, extractor fan and tiled effect flooring.

External

Front

Stone chipped and planted garden with driveway providing off road parking leading to the garage.

Rear

Enclosed laid to lawn garden with paving, raised beds, stone chippings and additional land.



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