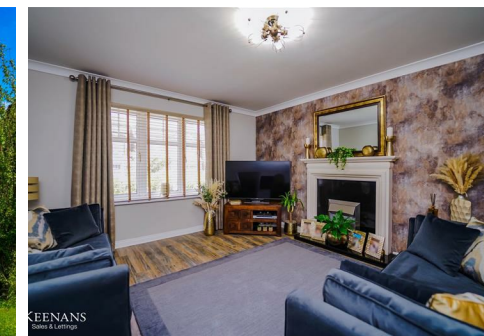


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

Bluebell Way, Huncoat, BB5 6TD

£290,000

AN IDYLIC FAMILY HOME

Having been presented and updated to the highest standard throughout with immaculate presentation, an abundance of indoor and outdoor space, and modern fixtures and fittings, this stylish four bedroom detached property is being proudly welcomed to the market in the sought after location of Huncoat on a popular estate. With stunning gardens, three bathrooms and integral garage, this property is truly the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Burnley and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen diner, WC and staircase to the first floor. The kitchen boasts modern wall and base units, integrated appliances and leads through to a utility room and out to the rear. The utility room provides access on to the integral garage and out to the side. The first floor comprises of doors on to four generously sized bedrooms and a family bathroom. Both the main and second bedroom benefit from an en suite shower room. Externally there is a laid to lawn garden with paving and bedding areas to the rear and a laid to lawn garden with paving and bedding areas, off road parking for up to four cars and access to the garage.

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

Bluebell Way, Huncoat, BB5 6TD

£290,000



- Exceptional Detached Property
- Perfect Family Home
- Off Street Parking
- Tenure Freehold
- Four Bedrooms
- Immaculately Presented
- EPC Rating C
- Three Bathrooms
- Sought After Location
- Council Tax Band D

Ground Floor

Entrance

Composite double glazed frosted door to the hallway.

Hallway

12'2 x 10'7 (3.71m x 3.23m)

Central heating radiator, coving, smoke alarm, wood effect lino flooring, doors to the reception room, kitchen diner, WC and staircase to the first floor.

WC

4'11 x 3'4 (1.50m x 1.02m)

UPVC double glazed frosted window, central heating radiator, a two piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, under stairs storage cupboard, wood effect lino flooring.

Reception Room

13'11 x 12'10 (4.24m x 3.91m)

UPVC double glazed window, central heating radiator, coving, gas fire with granite effect hearth and surround, television point, wood effect lino flooring.

Kitchen Diner

19'9 x 15'3 (6.02m x 4.65m)

UPVC double glazed window, central heating radiator, spotlights, a range of panelled wall and base units, granite effect surface, stainless steel one and a half inset sink with a high spout mixer tap, integrated electric double Bosch oven with a four ring induction hob and extractor hood, space for an American style fridge freezer, integrated dishwasher, over unit spotlights, wood effect lino flooring, a door to the utility room and UPVC double glazed French doors to the rear.

Utility Room

5'8 x 5'8 (1.73m x 1.73m)

Central heating radiator, grey base units, granite effect surface, stainless steel sink and drainer with mixer tap, plumbing for washing machine and dryer, Main boiler, extractor fan, wood effect lino flooring, door to the garage and a composite double glazed frosted door to the side.

Garage

15'2 x 9 (4.62m x 2.74m)

Power, lighting and an up and over garage door.

First Floor

Landing

19 x 7'11 (5.79m x 2.41m)

UPVC double glazed window, central heating radiator, coving, smoke alarm, loft access, storage cupboard, storage cupboard, doors to four bedrooms and bathroom.

Bedroom One

17'7 x 12'10 (5.36m x 3.91m)

Two UPVC double glazed window, central heating radiator, coving, fitted wardrobes, door to the en suite.

En Suite

6'5 x 4'3 (1.96m x 1.30m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a vanity top wash basin with a waterfall mixer tap, dual flush WC, double direct feed rainfall shower enclosure with rinse head, tiled elevations, spotlights, extractor fan, tiled effect lino flooring.

Bedroom Two

10'5 x 8'5 (3.18m x 2.57m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring, door to the en suite.

En Suite

6'9 x 4 (2.06m x 1.22m)

Central heating radiator, a three piece suite comprising of a direct feed shower enclosure, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, extractor fan, tiled effect lino flooring.

Bedroom Three

8'10 x 8'5 (2.69m x 2.57m)

UPVC double glazed window, central heating radiator, fitted wardrobes, wood effect laminate flooring.

Bedroom Four

9'1 x 8'4 (2.77m x 2.54m)

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

Bathroom

8'5 x 6'4 (2.57m x 1.93m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and rinse head, tiled elevations, extractor fan, integrated linen cupboard, lino flooring.

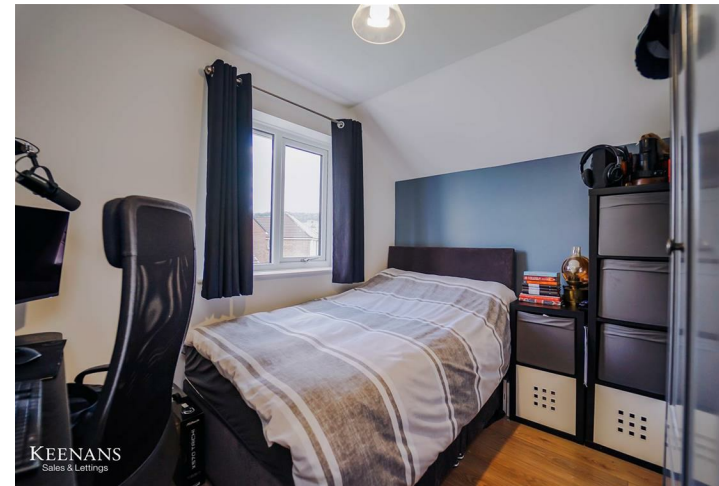
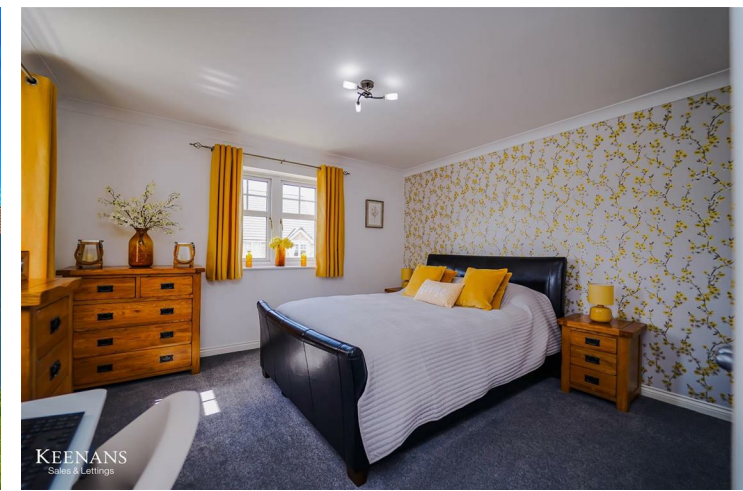
External

Front

Stone chip garden with paving, bedding, two driveways and access to the garage.

Rear

Enclosed laid to lawn garden with paving and bedding areas.



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