



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>	75	
(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.

## Bluebell Way, Huncoat, BB5 6TD

### £289,950

AN EXCEPTIONAL FAMILY HOME

Having been presented and maintained to the highest standard throughout with an abundance of indoor and outdoor space, four double bedrooms and two living areas, this enviable detached property is being proudly welcomed to the market in the desirable location of Huncoat on a popular estate. With off road parking, two bathrooms, added garage and gardens to both the front and the rear, this 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, Blackburn and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, snug/dining room, open plan kitchen diner/WC and houses a staircase to the first floor. The first floor comprises of doors on to four double bedrooms and family bathroom. All bedrooms benefit from an abundance of storage space with the main bedroom also boasting an en suite shower room. Externally there is a laid to lawn garden with paving, bedding and decking to the rear. To the front there is a garden with paving, slate and stone chippings, off road parking and access on 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

£289,950

 4  2  2  C

- Spacious Detached Property
  - Modern Fitted Dining Kitchen
  - Off Road Parking and Garage
  - EPC Rating C
- Four Bedrooms
  - Perfect Family Home
  - Tenure Freehold
- Two Bathrooms
  - Generously Sized Rear Garden
  - Council Tax Band D

Ground Floor

Entrance Hall

15'11 x 6'4 (4.85m x 1.93m )  
Composite double glazed leaded front door, central heating radiator, coving, smoke detector, downstairs storage, doors to WC, reception room, snug/dining room, kitchen/dining area and stairs to first floor.

WC

6'8 x 2'11 (2.03m x 0.89m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap and tiled effect lino flooring.

Snug/Dining Room

9'8 x 8'4 (2.95m x 2.54m )  
UPVC double glazed partially leaded window, central heating radiator, coving, ceiling fan, television point and wood effect laminate flooring.

Reception Room

14'10 x 14'1 (4.52m x 4.29m )  
UPVC double glazed box window, two central heating radiators, coving and television point.

Kitchen/Dining Area

17'10 x 8'9 (5.44m x 2.67m)  
Central heating radiator, spotlights, range of high gloss wall and base units with granite effect work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge and freezer, plumbing for washing machine, integrated boiler, wood effect laminate flooring and UPVC double glazed French doors to rear.

First Floor

Landing

10'10 x 7'11 (3.30m x 2.41m)  
Central heating radiator, coving, access to half boarded loft, fitted storage, doors leading to four bedrooms and family bathroom.

Bedroom One

13'4 x 9'8 (4.06m x 2.95m)  
UPVC double glazed window, central heating radiator, coving, two double fitted wardrobes, television point and door to en suite.

En Suite

6'9 x 5'2 (2.06m x 1.57m )  
UPVC double glazed circular frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, double direct feed shower enclosed, tiled elevations, extractor fan and tiled effect lino flooring.

Bedroom Two

10'4 x 9'6 (3.15m x 2.90m)  
UPVC double glazed window, central heating radiator and double wardrobe.

Bedroom Three

10'6 x 8'7 (3.20m x 2.62m)  
UPVC double glazed window, central heating radiator and double wardrobe.

Bedroom Four

8'6 x 7'0 (2.59m x 2.13m)  
UPVC double glazed window, central heating radiator and fitted double wardrobe.

Bathroom

8'6 x 6'6 (2.59m x 1.98m )  
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, integrated linen cupboard and tiled effect lino flooring.

External

Rear

Enclosed garden with laid to lawn, paving, bedding and decking.

Front

Garden with paving, slate and stone chippings, off road parking and access to garage.

