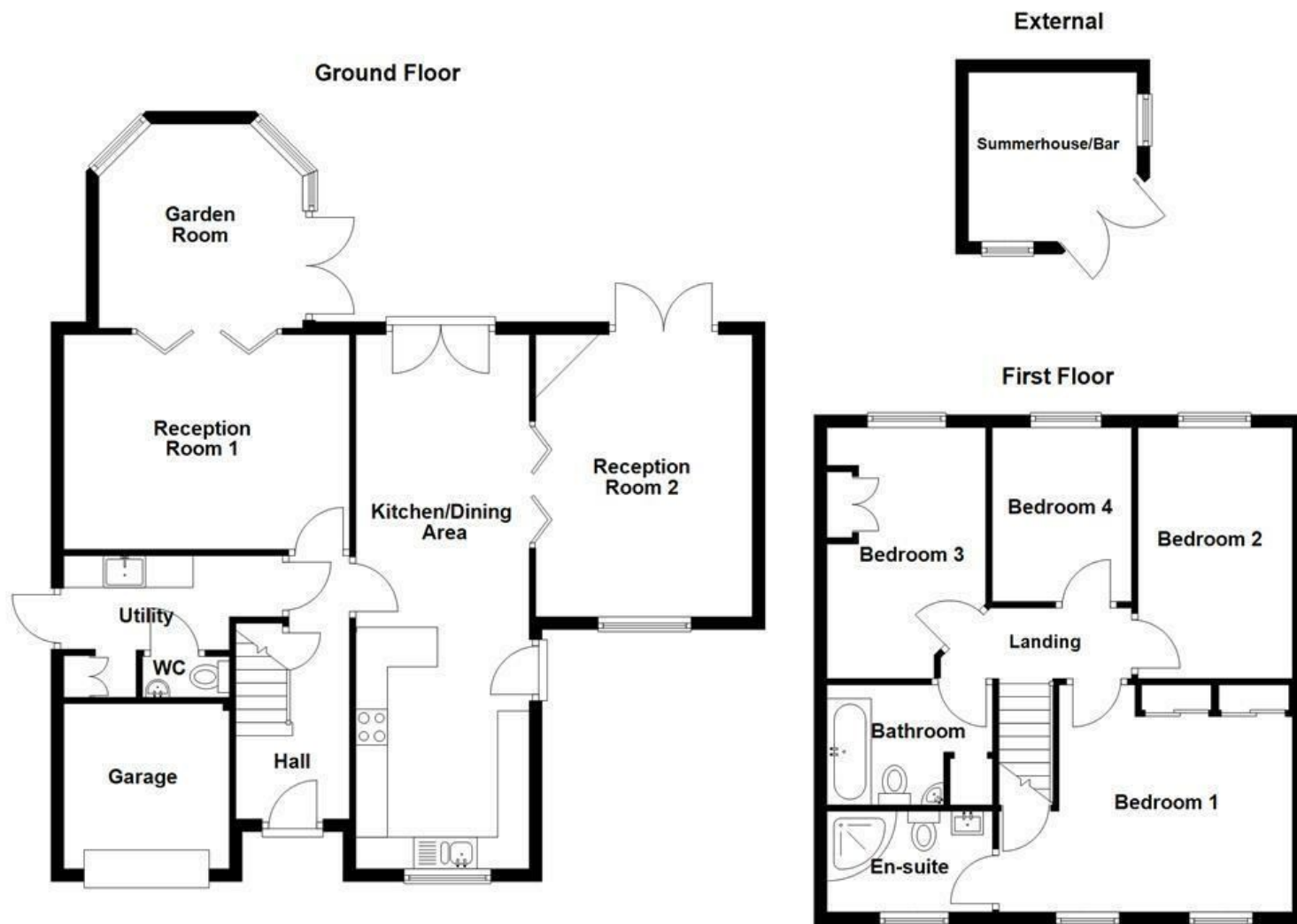




| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (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>                  | 70      | 74        |
| 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.

## Seathwaite Way, Huncoat, BB5 6RB

### £375,000

#### AN OUTSTANDING DETACHED FAMILY HOME

Situated within the ever popular Seathwaite Way, Huncoat, this exquisite detached property is the perfect family home. Presented and updated to the highest standard, the property exudes character and charm, making it an ideal choice for those seeking a stylish and comfortable living space.

As you step inside, you will be greeted by beautifully designed interiors that flow seamlessly throughout the home. The generous indoor space is complemented by an abundance of outdoor areas, perfect for both relaxation and entertaining. The beautifully landscaped gardens provide a serene backdrop, while the fantastic external bar and summer house offer a delightful space for gatherings with family and friends.

Ample off-road parking ensures convenience for residents and guests alike. This property is a credit to its current owners, who have meticulously updated it to create a luxurious family home that is ready for you to move straight into.

Located within a popular estate, this home benefits from its proximity to local schools, bus routes, and various amenities. Additionally, excellent network links and major motorway access make commuting a breeze.

In summary, this stunning property is not just a house; it is a stylish sanctuary that promises a wonderful lifestyle for any family. Don't miss the opportunity to make this remarkable home your own.

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

# Seathwaite Way, Huncoat, BB5 6RB

## £375,000

 4  2  3  C

- Exquisite Detached Property
- Presented to Highest Standard Throughout
- Off Road Parking and Garage
- EPC Rating C
- Four Bedrooms
- Abundance of Living Space
- Tenure Freehold
- Two Bathrooms
- Immaculate Externals
- Council Tax Band D

### Ground Floor

#### Entrance Hall

13'8 x 5'11 (4.17m x 1.80m )

Steel front door, hardwood single glazed frosted window, central heating radiator, coving, smoke detector, spotlights, wood panel elevations, under stairs storage, oak doors leading to utility, reception room, kitchen/dining area and stairs to first floor.

#### Reception Room One

14'10 x 11'2 (4.52m x 3.40m )

Central heating radiator, coving, living flame electric fire, television point, wood effect laminate flooring and single glazed double bi-folding doors to garden room.

#### Garden Room

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

UPVC double glazed windows, central heating radiator, spotlights, television point, wood effect laminate flooring and UPVC double glazed French doors to rear.

#### Kitchen/Dining Area

14'7 x 11'3 (4.45m x 3.43m )

UPVC double glazed window, two central heating radiators, spotlights, range of high gloss wall and base units with solid wood work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated AEG oven with four ring induction hob and extractor hood, integrated fridge freezer, integrated dishwasher, under unit lighting, breakfast bar, wood effect laminate flooring, UPVC double glazed frosted door to side elevation, bi-folding doors to reception room two and UPVC double glazed French doors to rear.

#### Reception Room Two

14'7 x 11'3 (4.45m x 3.43m)

UPVC double glazed window, central heating radiator, spotlights, electric wood burning effect fire with stone hearth and oak mantel, television point, wood effect laminate flooring and UPVC double glazed French door to rear.

#### Utility

11'6 x 7'4 (3.51m x 2.24m )

Central heated towel rail, range of high gloss wall and base units with solid wood work surface, tiled splashback, Belfast sink with mixer tap, plumbing for washing machine, space for dryer, integrated boiler, under stairs storage, tiled flooring and oak door to WC.

#### WC

4'6 x 2'3 (1.37m x 0.69m )

Dual flush WC, wall mounted corner wash basin with mixer tap, extractor fan and tiled flooring.

### First Floor

#### Landing

10'5 x 3'9 (3.18m x 1.14m)

Central heating radiator, smoke detector, loft access, wood panel elevations, doors leading to four bedrooms and family bathroom.

### Bedroom One

15'5 x 11'10 (4.70m x 3.61m)

Two UPVC double glazed windows, central heating radiator, wood panel elevations, television point, fitted wardrobes, inset shelving, wood effect laminate flooring and door to en suite.

### En Suite

8'3 x 4'10 (2.51m x 1.47m)

UPVC double glazed frosted window, central heated towel rail, double direct feed rainfall shower enclosed, tiled elevations, vanity top wash basin with mixer tap, tiled elevations, spotlights, extractor fan, inset shelving with spotlights and tiled flooring.

### Bedroom Two

12'9 x 8'4 (3.89m x 2.54m)

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

### Bedroom Three

13'0 x 8'3 (3.96m x 2.51m )

UPVC double glazed window, central heating radiator, spotlights, fitted wardrobe, dressing table, fitted bed and wood effect laminate flooring.

### Bedroom Four

9'1 x 7'3 (2.77m x 2.21m )

UPVC double glazed window, central heating radiator, spotlights, fitted wardrobe and fitted bed.

### Bathroom

8'4 x 6'8 (2.54m x 2.03m)

UPVC double glazed frosted window, central heated towel rail, tiled panel bath with mixer tap and overhead direct feed shower, dual flush WC, wall mounted wash basin with mixer tap, inset shelving with spotlights, spotlights, extractor fan and tiled flooring.

### External

#### Rear

Enclosed garden with artificial lawn, Indian stone paving, composite decking, stone chippings, borders, lighting, power, bedding areas and access to summerhouse/bar.

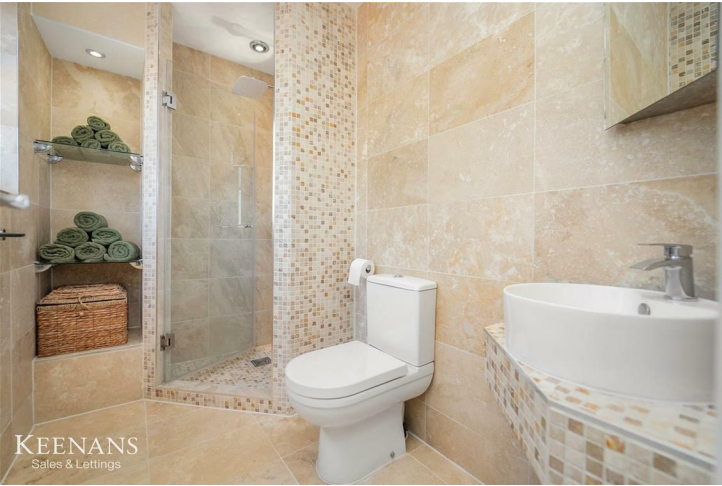
### Summerhouse/Bar

8'9 x 8'9 (2.67m x 2.67m)

Two UPVC double glazed windows, power, lighting, wood panel elevations, spotlights, integrated bar and wood effect laminate flooring.

### Front

Laid to lawn garden, stone chip bedding area, block paved driveway and access to garage.



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