



22 Singleton Avenue

Read

Offers in the Region of: £430,000



**Pendle Hill
Properties**



22 Singleton Avenue, Read
**£430,000 Offers in the
Region of**

A stunning, modern, well-presented four-bedroom detached property, in the sought after village of Read, briefly comprises a lounge, kitchen/breakfast/dining room, reception room, downstairs shower room, four spacious double bedrooms, family bathroom, garage, and stunning garden to the rear.



LOUNGE

A spacious lounge boasting an attractive central feature gas fireplace briefly comprises carpeted flooring, radiators, ceiling light points, and two double glazed windows to the front of the property.

BREAKFAST/ KITCHEN / DINING ROOM

A fully fitted kitchen with a range of base and wall mounted units briefly comprises a four-ring induction hob with overhead extractor, integrated fridge, double oven, and washing machine, stainless steel sink with drainers, and mixer tap, breakfast bar, laminate worktops and flooring, ceiling spotlights, radiators and access to the garage.

RECEPTION AREA

This family space is perfect for relaxing, with UPVC doors opening onto the patio, laminate flooring, ceiling spotlights and a radiator.

SHOWER ROOM

Located on the ground floor, the shower room briefly comprises a walk-in shower, low-level WC, storage cupboard sink, spotlights, towel warmer, vinyl flooring, ½ tiled walls and frosted window to the side of the property.

BEDROOM ONE

A large, spacious double bedroom located on the first floor with double-glazed window overlooking the rear of the property briefly comprises carpeted flooring, a radiator, and a ceiling light point.

BEDROOM TWO

Another double bedroom with a double-glazed window overlooking the front of the property briefly comprises fitted wardrobes, carpeted flooring, a radiator, and ceiling light point.

BATHROOM

A fully fitted family bathroom briefly comprises a bath with shower attachment, low-level WC, storage cupboard sink, towel warmer, vinyl flooring, half tiled walls, ceiling spotlights, and frosted window to the side of property.

BEDROOM THREE

A third double bedroom briefly comprises carpeted flooring, a radiator, ceiling light point, and a double-glazed window to the front.

BEDROOM FOUR

The fourth double bedroom briefly comprises carpeted flooring, a radiator, ceiling light point, and a double-glazed window to the rear.

EXTERNAL

To the front of the property is an Indian stone paved drive with space for multiple vehicles.

To the rear is a stunning garden, with a decked seating area, a summer house with electricity, an Indian stone patio area, a grass area, and access to both sides of the property.

ADDITIONAL INFORMATION

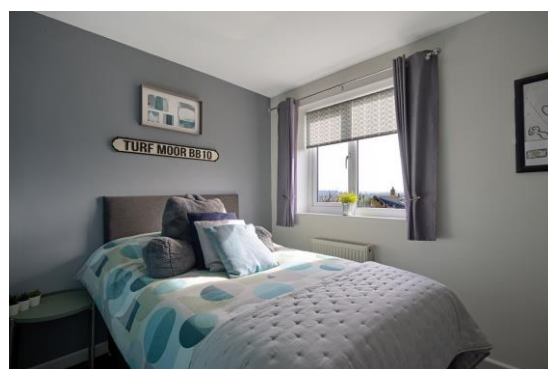
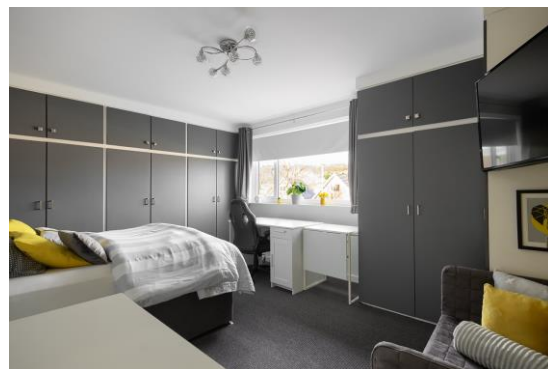
Tenure = Freehold
Council Tax Band = E

Full renovation from 2017.

In the hallway is a well-designed study area tucked under the stairs.

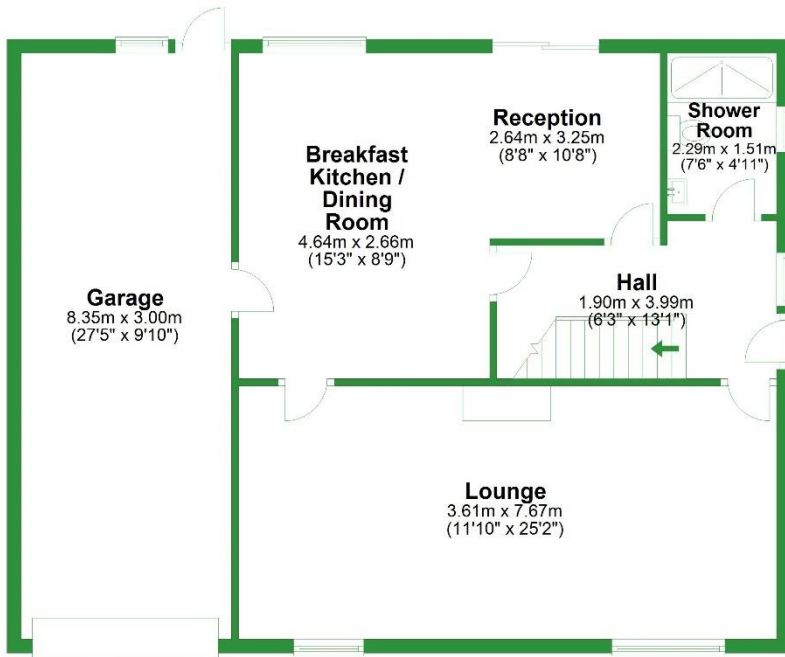
Bedroom one – wardrobes to stay.

In the rear garden is access to a public path from Straits Lane to Whalley Road.



Ground Floor

Approx. 89.8 sq. metres (966.8 sq. feet)

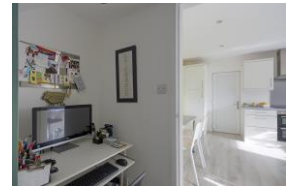
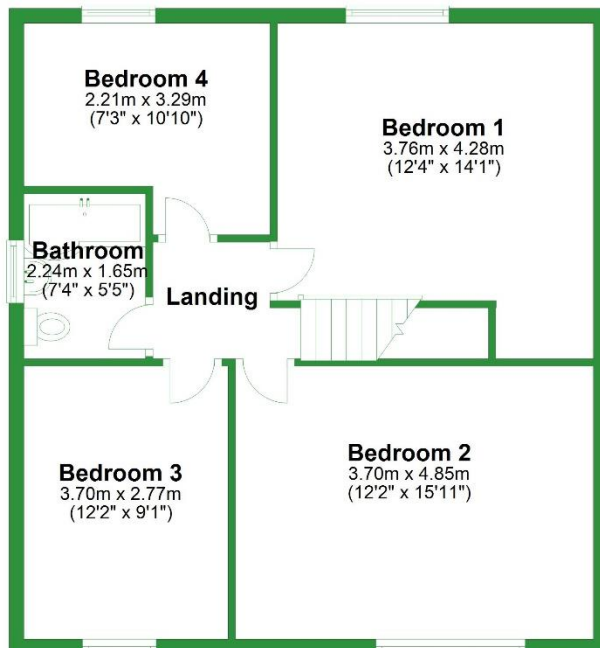


Total area: approx. 154.2 sq. metres (1660.0 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

First Floor

Approx. 64.4 sq. metres (693.3 sq. feet)



Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



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