

12 Beasley Avenue

Simonstone

Offers in the Region of: £499,950



**Pendle Hill
Properties**



*12, Beaulay Avenue, Simonstone
£499,950 Offers in the
Region of*

A stunning, four-bedroom detached home, in the sought-after village of Simonstone, briefly comprises a kitchen, lounge/ dining room, second reception, downstairs shower room, a master bedroom with ensuite and dressing room, family bathroom, double garage, and stunning garden to the rear.



LOUNGE

A spacious lounge features a modern media wall housing a TV, sound bar and electric fire, a double-glazed window to the rear, carpeted flooring, a radiator and ceiling light point.

DINING ROOM

The dining room comprises carpeted flooring, three hanging lights, a radiator, and double-glazed sliding doors into the garden.

KITCHEN

A fully fitted kitchen with a range of base and wall-mounted units with a breakfast bar with complimentary quartz worktops briefly comprises a four-ring induction hob with overhead extractor, stainless steel sink with drainers and mixer tap, integrated oven, dishwasher, fridge-freezer, Vinyl Herringbone flooring, ceiling spotlights, a radiator, double-glazed windows and a upvc door to the rear.

SECOND LOUNGE

A second lounge briefly comprises hardwood flooring, a ceiling light point, a radiator, and a double-glazed window to the front.

DOWNSTAIRS BATHROOM

The downstairs bathroom briefly comprises a walk-in shower with an overhead attachment, a low-level WC, a storage basin sink, a heated towel radiator, ceiling spotlights, tiled flooring, and a frosted window to the front.

MASTER BEDROOM WITH EN-SUITE

The master bedroom briefly comprises carpeted flooring, a radiator, ceiling spotlights, a large, double-glazed window to the side, and two double-glazed windows to the rear of the property.

The master bedroom has a walk-in wardrobe comprising carpeted flooring, a bespoke shoe rack, ceiling spotlights, and a frosted window to the front.

The en-suite briefly comprises a walk-in shower with an overhead attachment, a floating storage basin sink, a low-level WC, tiled flooring, ceiling spotlights, a nook, a towel warmer, and a frosted window to the front.

BEDROOM TWO

Another double bedroom briefly comprises carpeted flooring, a radiator, a ceiling light point, and a double-glazed window looking into the garden.

BATHROOM

A fully fitted bathroom boasts a bath, walk-in shower with overhead attachment, low-level WC, pedestal sink, vinyl flooring, towel warmer, ceiling spotlights, radiator, and a frosted window to the front.

BEDROOM THREE

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

BEDROOM FOUR

Bedroom four is a smaller double that briefly comprises carpeted flooring, a ceiling light point, a radiator, and a double-glazed window to the front.

EXTERNAL

To the front of the property has a double garage and driveway with an attractive front garden.

To the rear, there is a large private garden with both lawn and composite decking areas. There is also a purpose-built wooden store to the side of the property that also features a private seating area with access to evening sunlight.

ADDITIONAL INFORMATION

Tenure = Freehold

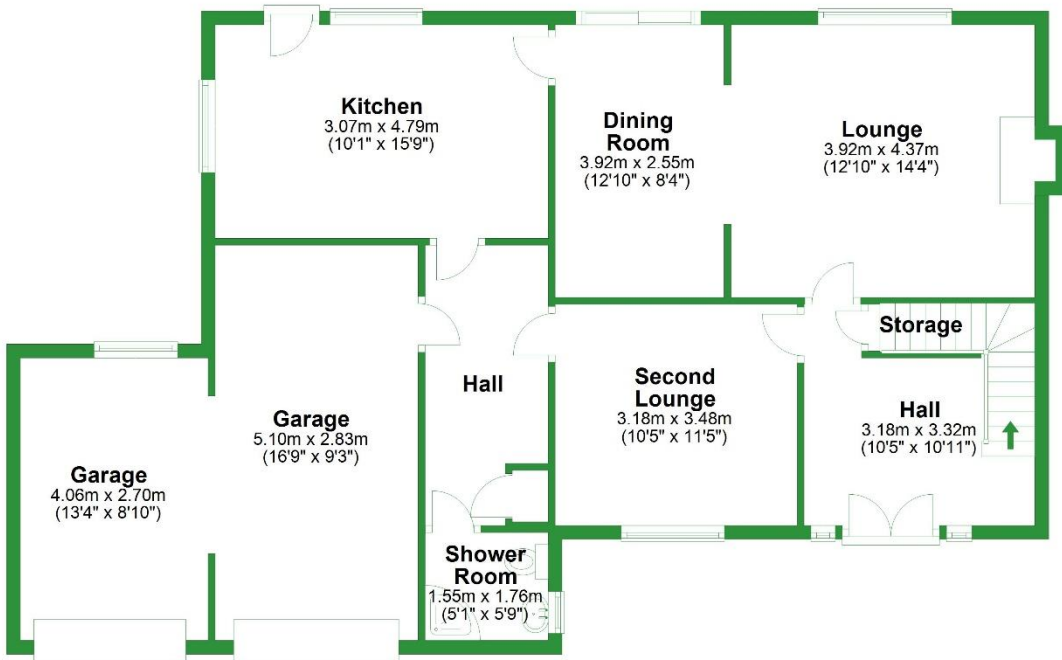
Council Tax Band = E

The garage provides space and plumbing for both a washer and dryer as well as a ample storage shelves.



Ground Floor

Approx. 104.1 sq. metres (1120.7 sq. feet)

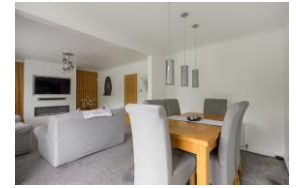
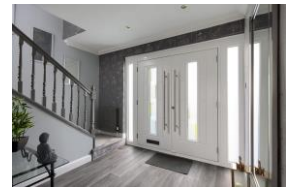
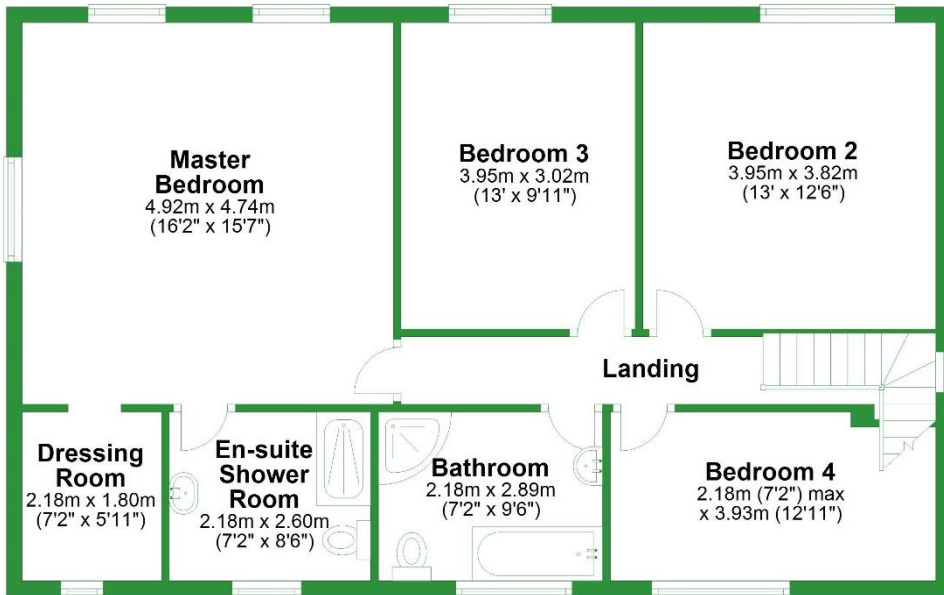


Total area: approx. 188.8 sq. metres (2031.8 sq. feet)

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

First Floor

Approx. 84.6 sq. metres (911.1 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).



**Pendle Hill
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