



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		80	86
(69-80) C			
(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.

## Silver Birch Close, Lostock, BL6 4GF

### Offers Over £575,000

A SUPERB FOUR BEDROOM DETACHED HOME IN A SOUGHT AFTER, FAMILY FRIENDLY LOCATION

Nestled in the sought after neighbourhood of Lostock, this exquisite four bedroom detached family home on Silver Birch Close offers an exceptional living experience. From the moment you step through the front door, you'll be captivated by the impeccable presentation and contemporary elegance that define this property. The spacious living areas are thoughtfully designed, providing ample room for family gatherings and entertaining. The generously proportioned living accommodation seamlessly blends style and functionality. The heart of the home is the open plan kitchen and dining area, where sleek lines, high end appliances, and an abundance of natural light create an inviting atmosphere. All four bedrooms are double sized, ensuring comfort and flexibility for family members or guests. Two of the bedrooms boast en suite facilities, adding a touch of luxury to everyday living. The main bedroom further impresses with its walk-in wardrobe, offering practical storage solutions without compromising on aesthetics.

Step outside into the enchanting gardens, where Indian Stone paving leads you through lush greenery and mature trees. The meticulously landscaped outdoor space provides a serene retreat for relaxation and al fresco dining. Additionally, a garden room/office awaits, perfect for working from home or indulging in hobbies. The front of the property offers off road parking and a double garage, ensuring convenience for busy families. Whether you're enjoying the tranquillity of the gardens or hosting friends and family, this property embodies the epitome of modern living.

For further information, or to arrange a viewing, please contact our Clitheroe team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

# Silver Birch Close, Lostock, BL6 4GF

## Offers Over £575,000



- Exquisite Detached Property
- Open Plan Living
- Off Road Parking and Detached Double Garage
- EPC Rating C
- Four Bedrooms
- Stylish Decoration Throughout
- Tenure Leasehold
- Three Bathrooms
- Beautifully Presented Rear Garden
- Council Tax Band F

### Ground Floor

#### Entrance Hall

12'8 x 4'8 (3.86m x 1.42m)

Hardwood double glazed frosted front door, central heating radiator, smoke detector, Karndean wood flooring, stairs to first floor, doors leading to two reception rooms and kitchen.

#### Reception Room One

15'11 x 11'10 (4.85m x 3.61m)

UPVC double glazed bay window, two central heating radiators, television point and living flame gas fire.

#### Reception Room Two

9 x 8'6 (2.74m x 2.59m)

UPVC double glazed window, central heating radiator and door to understairs storage.

#### Kitchen

19'8 x 11'9 (5.99m x 3.58m)

UPVC double glazed window, two central heating radiators, mix of panel wall and base units, wooden worktops, integrated high rise double oven, five ring gas hob and extractor hood, stainless steel one and a half bowl sink and drainer with mixer tap, integrated dishwasher, wine cooler, pan drawers, larder cupboards, spotlights, television point, wood effect flooring, UPVC double glazed French doors to rear and open access to pantry.

#### Pantry

5'10 x 5'7 (1.78m x 1.70m)

Central heating radiator, space for American style fridge freezer, wall units, wood effect flooring UPVC double glazed frosted door to rear and door to WC.

#### WC

5'8 x 5'3 (1.73m x 1.60m)

Central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, extractor fan, part tiled elevations, tiled flooring and door to utility cupboard.

### First Floor

#### Landing

UPVC double glazed window, central heating radiator, smoke detector, stairs to second floor, doors leading to three bedrooms, bathroom and airing cupboard.

#### Bedroom Two

15'11 x 11'11 (4.85m x 3.63m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

#### En Suite

8'5 x 6 (2.57m x 1.83m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, direct feed shower enclosed, extractor fan, part tiled elevations and wood effect flooring.

#### Bedroom Three

18 x 9'2 (5.49m x 2.79m)

Two UPVC double glazed windows and two central heating radiators.

#### Bedroom Four

13'8 x 9'3 (4.17m x 2.82m)

UPVC double glazed window and central heating radiator.

#### Bathroom

9'2 x 7'6 (2.79m x 2.29m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps, direct feed shower, extractor fan, part tiled elevations and wood effect flooring.

### Second Floor

#### Landing

UPVC double glazed window, door to bedroom one and linen cupboard.

#### Bedroom One

19'6 x 16'2 (5.94m x 4.93m)

UPVC double glazed dormer window, two Velux windows, loft access, two central heating radiators, doors leading to walk-in wardrobe and en suite.

#### En Suite

9'3 x 5 (2.82m x 1.52m)

Velux window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, walk-in direct feed rainfall shower with rinse head, fully tiled elevations, extractor fan, recess feature lighting, tiled flooring and spotlights.

#### Walk-in Wardrobe

9'5 x 6'6 (2.87m x 1.98m)

Central heating radiator.

### Exterior

#### Rear

Enclosed garden with laid to lawn, bedding areas, Indian stone paved patio, slate chippings, mature trees and access to summerhouse/office.

#### Front

Mature shrubbery, slate chippings, off road parking and access to double detached garage.

