



Total area: approx. 4308.1 sq. feet
 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	77
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
34	

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.

Glendene Park, Clayton Le Dale, BB1 9JQ

£500,000

SUPERB FOUR BEDROOM FAMILY HOME

West Glendene is a charming family home, set well back from the road on the outskirts of Wilpshire, less than one mile from the border with Blackburn. The property flows internally with well proportioned living accommodation and four bedrooms, making it perfect for a growing family looking for a property they can put their personal stamp on to make it their dream forever home. The property comprises a generous driveway; lawned gardens and mature shrubs and trees. From its convenient location, with views of the surrounding countryside, the property offers good access to local amenities and schools as well as major commuter routes to Bury and Manchester.

The property briefly comprises; entrance into the porch which provides access to a hallway leading to two reception rooms, stairs to the lower ground floor and first floor. The first reception room has access to a sun room. To the lower ground floor, there is a third reception room, kitchen / diner, WC, study and access to the rear exterior. To the first floor there are three bedrooms and a bathroom, along with stairs to the second floor. The main bedroom leads to an en suite wet room. The second floor contains two loft rooms. The rear exterior has paved patio, laid to lawn garden, mature shrubs and trees and the front exterior has paved patio, mature shrubs and trees and a driveway for off road parking.

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

Glendene Park, Clayton Le Dale, BB1 9JQ

£500,000



- Beautiful Family Home
- Three Bedrooms
- Off Road Parking Up To Four Cars
- EPC Rating: F
- Three Reception Rooms/Extra Bedrooms
- En Suite To Main Bedroom
- Freehold
- Fitted Kitchen
- Spacious Garden
- Council Tax Band F

Ground Floor

Entrance

Heavy wood panel original door to porch.

Porch

10'00" x 9'00" (3.05m x 2.74m)

Coving, original tiled floor, heavy wood double glazed entrance door to hall.

Hall

27'05" x 10'01" (8.36m x 3.07m)

Coving, doors to two reception rooms, stairs to first floor and lower ground floor.

Reception Room One

21'06" x 16'08" (6.55m x 5.08m)

Hardwood double glazed bay window and side window with seat, central heating radiator, coving, capped mahogany fireplace, picture rail, wood flooring, access to conservatory.

Reception Room Two

22'04" x 16'02" (6.81m x 4.93m)

Four hardwood double glazed windows, coving, ceiling rose, open flue tiled oak surround fireplace, picture rail, television point, wood flooring, door to balcony, door to office.

Office

11'09" x 7'00" (3.58m x 2.13m)

Hardwood single glazed window and door to side yard, stainless steel sink, on base unit, wood effect floor, understairs storage cupboard.

Lower Ground Floor

Hall

14'08" x 6'10" (4.47m x 2.08m)

Central heating radiator, dado rail, doors to WC, reception room three and storage/hall.

WC

6'11" x 5'05" (2.11m x 1.65m)

Heated towel rail, wall system WC, pedestal wash basin, spotlights, part tiled elevations, tiled floor.

Storage/Hall

14'08" x 7'07" (4.47m x 2.31m)

Door to further storage room.

Storage room

14'02" x 10'00" (4.32m x 3.05m)

Storage and cellar space.

Reception Room Three

22'02" x 17'01" (6.76m x 5.21m)

Three hardwood single glazed windows, three central heating radiators, coving, picture rail, Victorian style fireplace, television point, original parquet block flooring, double doors to kitchen.

Kitchen

20'01" x 16'03" (6.12m x 4.95m)

Two windows, central heating radiator, cream shaker style wall and base units, beech surfaces, Leisure Range cooker, Belfast sink, dishwasher, space for fridge freezer, central island, wood floor, door to utility, single glazed stable door to rear which has access to patio and garden.

Utility

13'08" x 13'00" (4.17m x 3.96m)

Hardwood single glazed window, plumbing for washing machine, two stainless steel sinks, drainer and mixer taps, boiler, tiled floor.

First Floor

Landing

18'00" x 7'07" (5.49m x 2.31m)

Smoke alarm, open to inner hall, door to bedroom three, stairs to second floor.

Bedroom Three

17'01" x 10'09" (5.21m x 3.28m)

Hardwood single glazed window, central heating radiator, coving, original cast iron fire, picture rail, fitted wardrobes.

Inner hall

14'07" x 7'04" (4.45m x 2.24m)

Central heating radiator, coving, picture rail, doors to two bedrooms and bathroom.

Bedroom One

19'07" x 16'08" (5.97m x 5.08m)

Two hardwood single glazed windows, two central heating radiators, coving, picture rail, capped fireplace currently housing stove, doors to en suite and storage.

En Suite

9'00" x 3'11" (2.74m x 1.19m)

Heated towel rail, shower enclosure with electric feed shower head, WC, pedestal wash basin, extractor fan, wood clad elevations.

Bedroom Two

17'03" x 12'0" (5.26m x 3.66m)

Single hardwood window, central heating radiator, coving, picture rail.

Bathroom

18'00" x 9'09" (5.49m x 2.97m)

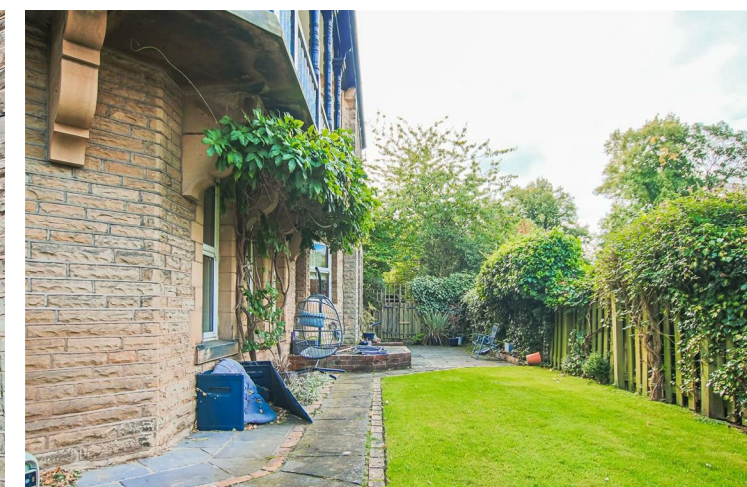
Hardwood single glazed full height bay window, single shower enclosure with electric feed shower head, his and hers moulded sinks, roll top bath, wall system WC.

Second Floor

Landing

11'06" x 7'00" (3.51m x 2.13m)

Hardwood single glazed window, door to inner hall.



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