



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			82
(81-91) B			
(69-80) C		67	
(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.



## Singleton Avenue, Read, BB12 7PJ

### £410,000

AN EXCEPTIONAL FAMILY HOME

Presented and updated to the highest standard throughout with an abundance of indoor and outdoor space and stylish decoration, this outstanding four bedroom detached property is being proudly welcomed to the market in the sought after location of Read on a popular estate. With modern fixtures and fittings, beautifully landscaped gardens and no detail being missed, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Clitheroe, Burnley, Accrington and major motorway links. With ample off road parking, two bathrooms and enviable open plan living space, this property is the perfect home truly not to be missed!

The property comprises briefly; a welcoming and spacious entrance hallway leads openly on to a beautiful living area and houses a door to the WC and staircase to the first floor. The living area leads openly to a dining room which guides you through to a contemporary fitted kitchen. The kitchen boasts modern units and integrated appliances and leads through to a utility room. The utility room provides access to a garage, shower room and out to the rear. The first floor comprises of three generously sized bedrooms, dressing room and modern shower room. The dressing room, which could easily be converted into a fifth bedroom, leads on to the main bedroom. Externally there is a beautifully presented wrap around garden to the rear with laid lawn, patio, mature shrubs, summer house, green house, storage shed and bedding areas with stunning trees including; specimen, wisteria, eucalyptus, emelanchia and Persian ironwood. To the front there is a laid lawn garden with bedding and paving areas, and off road parking for multiple cars with access to the garage.

For further information or to arrange a viewing please contact our Ribble Valley branch.



# Singleton Avenue, Read, BB12 7PJ

£410,000



- Impressive Detached Property
- Spacious Reception Rooms
- Off Road Parking & Garage
- EPC Rating D
- Four Bedrooms
- Two Shower Rooms
- Freehold
- Fitted Kitchen
- Extensive Gardens
- Council Tax Band E

## Ground Floor

### Entrance Hallway

18'8 x 11'2 (5.69m x 3.40m)

Composite double glazed entrance door, UPVC double glazed bow window, central heating radiator, coving, stairs to the first floor, open to the reception room and door to the WC.

### WC

5'9 x 3'6 (1.75m x 1.07m)

UPVC double glazed frosted window, dual flush WC, wall mounted wash basin, granite effect panelled elevations, coving and lino flooring.

### Reception Room

19'9 x 14'8 (6.02m x 4.47m)

UPVC double glazed window, two central heating radiators, cast iron multi fuel burning stove, television point, two feature wall lights, coving and open archway to the dining room.

### Dining Room

18'2 x 11'9 (5.54m x 3.58m)

UPVC double glazed window, two central heating radiators, coving and door to the kitchen.

### Kitchen

11'10 x 11'1 (3.61m x 3.38m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with quartz effect surfaces and tiled splashbacks, stainless steel sink with mixer tap, CDA electric oven, four ring induction hob, extractor hood, wine cooler, under unit lighting, boiler, coving, wood effect vinyl flooring and door to the utility.

### Utility Room

11'1 x 9'8 (3.38m x 2.95m)

UPVC double glazed window, central heating radiator, Belfast sink, plumbing for washing machine, space for fridge freezer, cabinets, coving, wood effect vinyl flooring and doors to shower room and garage.

### Shower Room

6'3 x 3'10 (1.91m x 1.17m)

Hardwood single glazed frosted window, central heating radiator, electric feed shower unit, wall mounted wash basin, tiled elevations, spotlights and wood effect vinyl flooring.

### Garage

11'10 x 9'8 (3.61m x 2.95m)

UPVC double glazed frosted window, power, light, fitted storage and door to further garage.

### Garage

9'8 x 5'5 (2.95m x 1.65m)

Gas and electric meters, fitted shelving and up and over garage door.

## First Floor

## Landing

12'3 x 6' (3.73m x 1.83m)

UPVC double glazed window, smoke alarm and doors to three bedrooms, dressing room and shower room.

## Dressing Room

11'10 x 11'4 (3.61m x 3.45m)

UPVC double glazed window, central heating radiator, two feature wall lights and open to bedroom one.

## Bedroom One

20'10 x 9'6 (6.35m x 2.90m)

Two UPVC double glazed windows, central heating radiator and television point.

## Bedroom Two

11'10 x 9'2 (3.61m x 2.79m)

UPVC double glazed window, central heating radiator and two feature wall lights.

## Bedroom Three

11'3 x 8'7 (3.43m x 2.62m)

UPVC double glazed window and central heating radiator.

## Bedroom Four

9'3 x 8'7 (2.82m x 2.62m)

UPVC double glazed window and central heating radiator.

## Shower Room

8'6 x 5'11 (2.59m x 1.80m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, direct feed shower unit, PVC panelled elevations, spotlights, extractor fan and wood effect vinyl flooring.

## External

### Front

Laid to lawn garden with paving, planted beds and driveway providing off road parking leading to the garage.

### Rear

Laid to lawn garden with paving, planted beds, summer house, storage shed and a wrought iron gate to the stream.

