



Harewood Avenue, Simonstone, BB12 7JB

£315,000

A FOUR BEDROOM DETACHED FAMILY HOME WITH GREAT POTENTIAL

Nestled on the sought-after Harewood Avenue in Simonstone, this spacious detached family home presents an excellent opportunity for those looking to create their dream residence. With four generously sized bedrooms and two inviting reception rooms, downstairs toilet, this property offers ample space for family living and entertaining.

The home boasts a low-maintenance rear garden, perfect for enjoying outdoor activities without the hassle of extensive upkeep. Additionally, the driveway provides off-road parking for multiple vehicles, ensuring convenience for family and guests alike.

Situated in a highly desirable location, this property benefits from excellent access to major commuter routes towards Manchester, making it ideal for those who travel for work or leisure. The potential for modernisation allows you to personalise the space to suit your tastes and lifestyle, making it a perfect fit for a growing family.

This charming house is not just a place to live; it is a canvas for your imagination, waiting to be transformed into a beautiful family home. Don't miss the chance to explore the possibilities that await you in this delightful property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	64	81
(81-91) B		
(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

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 4  2  2  D

- Spacious Detached Property
 - Fitted Kitchen
 - Off Road Parking and Garage
 - EPC Rating D
- Four Bedrooms
 - Bursting with Potential
 - Tenure Freehold
- Two Bathrooms
 - Perfect Family Home
 - Council Tax Band E

Ground Floor

Entrance Hall

10'11 x 7'1 (3.33m x 2.16m)

Hardwood single glazed frosted front door, hardwood double glazed window, central heating radiator, coving, dado rail, wood effect laminate flooring, doors to WC, reception room one and kitchen.

WC

5'7 x 3'2 (1.70m x 0.97m)

Hardwood single glazed frosted window with secondary glazing, central heating radiator, coving, dado rail, dual flush WC, pedestal wash basin with traditional taps and wood effect laminate flooring.

Kitchen

15'7 x 7'10 (4.75m x 2.39m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with laminate work surfaces, breakfast bar, integrated high rise oven and grill, four ring electric hob and extractor hood, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, space for fridge freezer, plumbing for dishwasher and washing machine, wood cladding to ceiling, tiled effect flooring, door to reception room two and UPVC double glazed frosted door to rear.

Reception Room One

18'1 x 13'5 (5.51m x 4.09m)

UPVC double glazed window, central heating radiator, ceiling rose, coving, electric fire, door to reception room two and stairs to first floor.

Reception Room Two

13'5 x 8'1 (4.09m x 2.46m)

Central heating radiator, ceiling rose, coving and UPVC double glazed French doors to rear.

First Floor

Landing

Loft access, dado rail, doors to four bedrooms and family bathroom.

Bedroom One

14'9 x 12'6 (4.50m x 3.81m)

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

En Suite

6'3 x 3'8 (1.91m x 1.12m)

Pedestal wash basin with mixer tap, corner direct feed shower, spotlights, extractor fan, tiled elevations and tiled flooring.

Bedroom Two

12'5 x 8'4 (3.78m x 2.54m)

UPVC double glazed window, central heating radiator and open access to over stairs storage.

Bedroom Three

9'11 x 9'1 (3.02m x 2.77m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Four

9'0 x 8'6 (2.74m x 2.59m)

UPVC double glazed window and central heating radiator.

Bathroom

7'7 x 4'10 (2.31m x 1.47m)

UPVC double glazed frosted window, central heating radiator, low basin WC, vanity top wash basin with mixer tap, panel bath with mixer tap and overhead electric feed shower, partially tiled elevations, wood cladding to ceiling and wood effect laminate flooring.

External

Rear

Enclosed garden with paving and greenhouse.

Front

Laid to lawn garden with slate chippings, bedding areas, off road parking and access to garage.



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