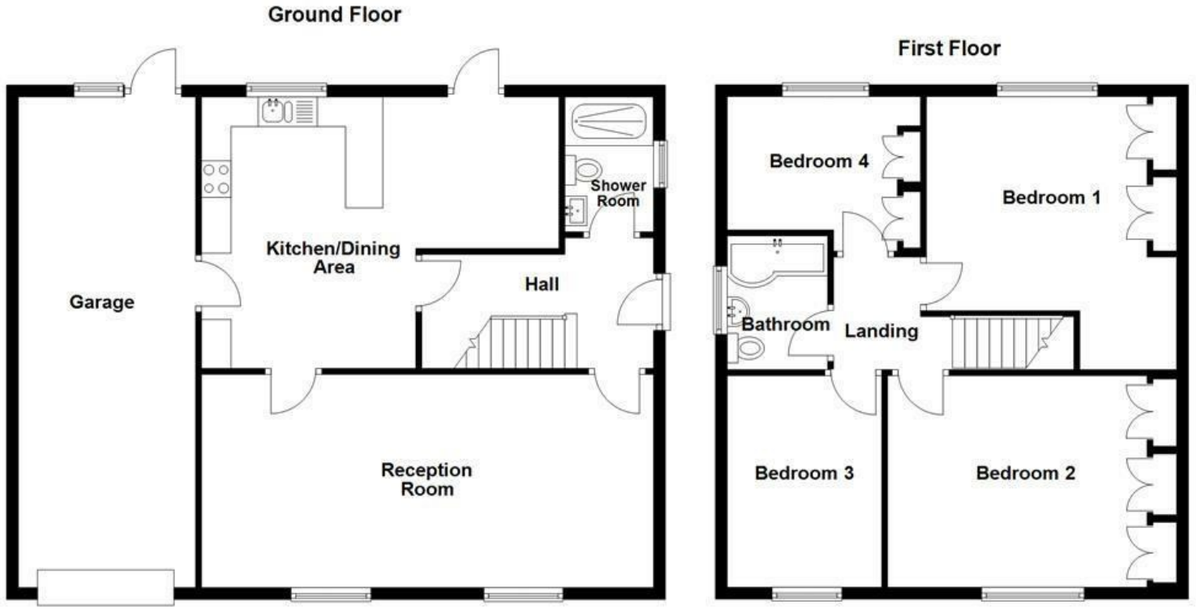
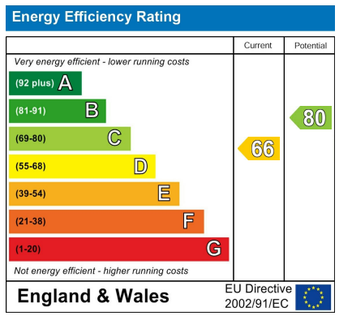
KEENANS
Sales & Lettings





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Singleton Avenue, Read, BB12 7PJ
£425,000

AN EXCEPTIONAL DETACHED FAMILY HOME

Situated within the heart of the ever popular village of Read stands this immaculate, four double bedroom detached property! Offering an abundance of beautifully presented, high quality indoor and outdoor space, well lit rooms and stunning landscaped gardens, this outstanding 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 and major motorway links. With stylish interiors, ample off road parking, integral garage and beautiful scenic views, this property is the perfect home truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, modern shower room, contemporary fitted, open plan kitchen/living area and houses a staircase to the first floor. The kitchen boasts modern wall and base units, integrated appliances and leads through to the garage and out to the rear. The first floor comprises of doors on to four double bedrooms and a modern family bathroom. Externally there is an enclosed south facing garden to the rear, which is not overlooked and benefits from laid to lawn, Indian stone paving, decking, bedding, mature shrubs and summer house. To the front there is an Indian stone driveway with mature shrubs and access to the garage.

For further information or to arrange a viewing please contact our Ribble Valley branch at your earliest convenience.

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www.keenans-estateagents.co.uk

Singleton Avenue, Read, BB12 7PJ

£425,000

4 2 1 D

- Exceptional Detached Property
- Beautiful Landscaped South Facing Rear Garden
- Off Road Parking and Garage
- EPC Rating D
- Four Double Bedrooms
- Perfect Family Home
- Tenure Freehold
- Modern Fixtures And Fittings
- Sought After Location
- Council Tax Band E

Ground Floor

Entrance
Composite double glazed frosted door to the hallway.

Hallway
12'10 x 7'3 (3.91m x 2.21m)
Central heating radiator, smoke alarm, under stairs storage cupboard, office area, wood effect laminate flooring, doors to the reception room, kitchen/living area, shower room and staircase to the first floor.

Shower Room
7'6 x 4'11 (2.29m x 1.50m)
UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a double direct feed shower enclosure, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, spotlights and tiled effect lino flooring.

Reception Room One
25'1 x 11'10 (7.65m x 3.61m)
Two UPVC double glazed window, two central heating radiators, gas fire with granite effect hearth and surround, television point and door to kitchen/dining area.

Open Plan Kitchen/Living Area
19'9 x 15'3 (6.02m x 4.65m)
UPVC double glazed window, two central heating radiators, a range of white matte wall and base units, granite effect surface, gloss and stainless steel splash backs, stainless steel one and a half sink and drainer with mixer tap, integrated electric double Hisense oven with a four ring induction hob and extractor hood, integrated fridge and washing machine, breakfast bar, spotlights, wood effect laminate flooring, UPVC door to double garage and UPVC double glazed door to the rear.

Double Garage
28'10 x 9'10 (8.79m x 3.00m)
UPVC double glazed frosted window, power, lighting, electric garage door, UPVC door to the rear.

First Floor

Landing
6'8 x 5'7 (2.03m x 1.70m)
Smoke alarm, loft access, spotlights, doors to four bedrooms and bathroom.

Bedroom One
15'6 x 14'4 (4.72m x 4.37m)
UPVC double glazed window, central heating radiator and wardrobes.

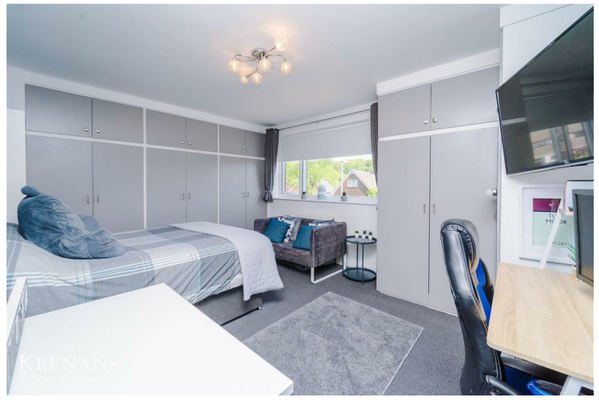
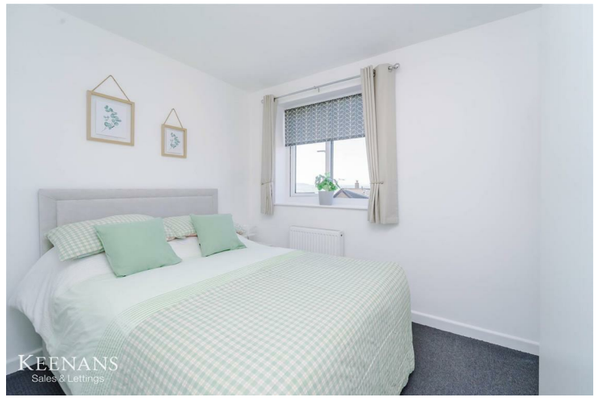
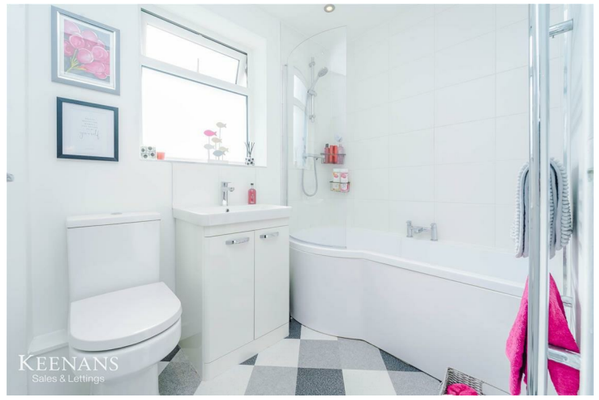
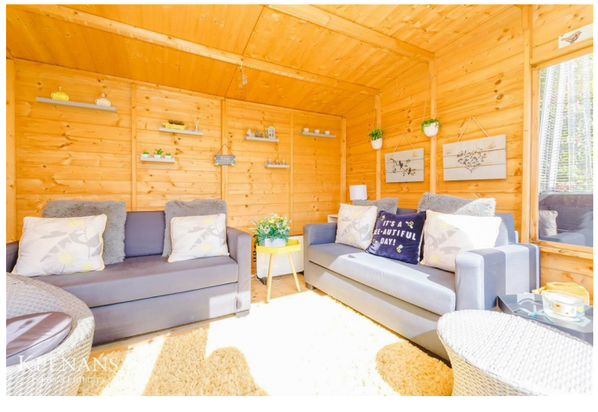
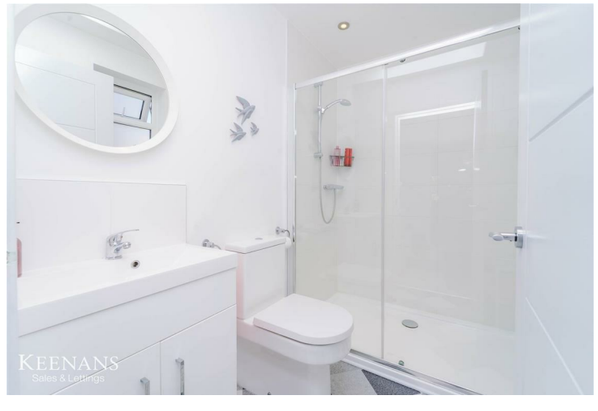
Bedroom Two
16 x 11'11 (4.88m x 3.63m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three
12'3 x 9'1 (3.73m x 2.77m)
UPVC double glazed window and central heating radiator.

Bedroom Four
10'9 x 9'5 (3.28m x 2.87m)
UPVC double glazed window, central heating radiator and wardrobes.

Bathroom
7'4 x 5'5 (2.24m x 1.65m)
UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a panelled P-shaped bath with a mixer tap and direct feed shower head, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, spotlights and tiled effect lino flooring.

External

Rear
Laid to lawn garden with Indian stone paving, decking, mature shrubs, bedding, awning, access to the summer house, garage and village path.

Front
Indian stone driveway with mature shrubs and access to garage.