
Upon entering the property, you are welcomed by a bright entrance hallway providing access to all three floors, creating a practical and well-planned layout.

The ground floor comprises a well-appointed fitted kitchen, a convenient downstairs WC, and a versatile reception room that can be used as a third bedroom, home office, playroom or additional living space to suit your individual needs.

The first floor forms the heart of the home, featuring a spacious open-plan lounge and dining area flooded with natural light. Double doors open onto a private balcony, creating the perfect spot to enjoy your morning coffee or unwind in the evening.

To the lower ground floor are two generous double bedrooms together with a stylish four-piece family bathroom, providing a peaceful and private sleeping area away from the main living accommodation.

Further benefits include gas central heating and UPVC double glazing throughout.

Externally, the property continues to impress. To the front, a brick-paved driveway provides ample off-road parking for multiple vehicles. To the rear is a private, enclosed garden which enjoys an excellent degree of privacy and is not overlooked. Complete with a patio seating area and garden shed, it provides the ideal space for outdoor entertaining, family gatherings or simply relaxing.

Situated in a highly desirable area of Haslingden, the property is conveniently located within easy reach of local amenities, highly regarded schools, scenic countryside walks and excellent public

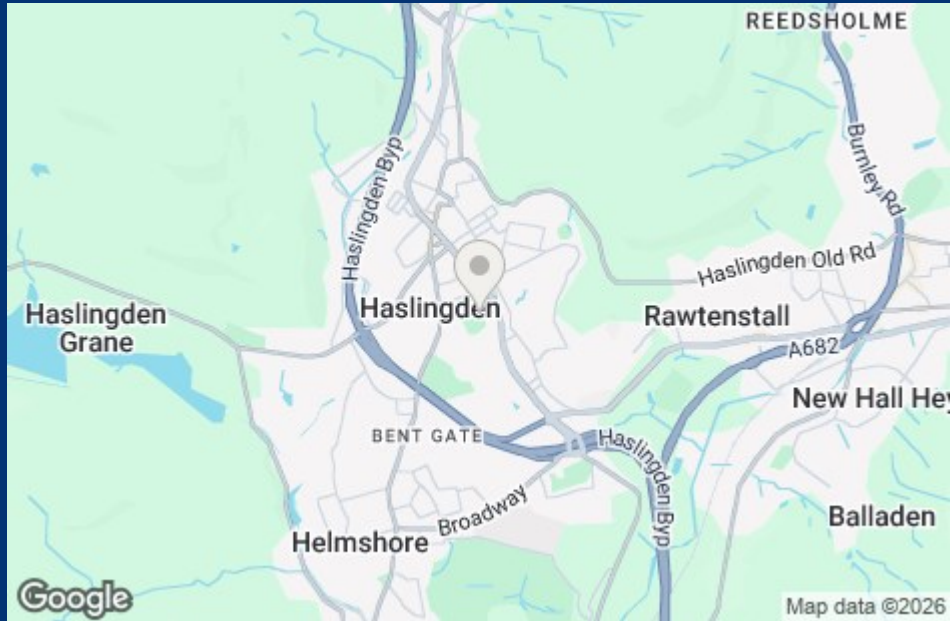


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ST. PETERS AVENUE, HASLINGDEN, ROSSENDALE, BB4 6NZ

CLARKE & CO.

the property professionals





Accommodation and Amenities

Entrance hallway

UPVC double glazed entrance door, radiator, stairs to the first floor and lower ground floor.

Cloaks/WC

Two piece suite in white comprising; wc and top wash basin. Radiator and a upvc double glazed window.

Kitchen

Wide range of wall and base units in a high gloss white finish with complimentary worktops and splashback tiling. Single oven with four ring ceramic hob and inset extractor hood. One and a half bowl stainless steel sink unit with a monotap and plumber for automatic washer.

Eye level built in microwave, space for free standing fridge freezer, breakfast area and radiator.

Uvpc double glazed side facing window and pvc door to rear garden.

Reception Room/ Bedroom 3

Front facing, UPVC double glazed bay window, radiator and wood effect flooring

Hallway

Radiator, doors to both bedrooms and bathroom.

Bedroom One

Two UPVC double-glazed windows, radiator, fitted robes and UPVC double-glazed French doors that provide access to the garden patio.

Bedroom 2

UPVC double glazed window and radiator.

Bathroom

Four piece suite in white comprising; bath, wc, vanity basin and walk in shower enclosure. Frosted UPVC double glazed window, central heating towel rail, fully tiled and spotlights.

Open Plan Living/Dining Room

Two rear facing UPVC double glazed windows, two radiators, gas fire, loft access and UPVC double glazed French doors to the balcony.

External

Externally to the front, the property is brick paved to provide ample off road parking. To the rear is an enclosed garden that is not over looked with patio area and shed.



Terms

FREEHOLD

PRICE: £375,000

Disclaimer

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