



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 80 |
| (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.

Conway Close, Haslingden, BB4 6TQ

Offers Over £570,000

A CONTEMPORARY EXTENDED FAMILY HOME

Having undergone a full transformation to the highest standard throughout with immaculate presentation, an abundance of indoor and outdoor space, stylish decoration and modern fixtures and fittings, this exceptional four bedroom detached property is being proudly welcomed to the market in the desirable location of Haslingden on a quiet cul de sac within a popular estate. Flowing internally with a luxurious and contemporary finish, impressive open plan kitchen living space and benefitting from three bathrooms, this property has everything needed for any potential buyer who is looking for a modern and stylish family home! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rawtenstall, Accrington, Manchester and major motorway links. With beautiful landscaped gardens, added summer house and detached garage, this property is ready to move straight into!

The property comprises briefly; a welcoming entrance porch provides access through to a hallway. The hallway leads on to a spacious reception room, open plan kitchen/dining/living space, WC and houses a staircase to the first floor. The reception room benefits from a fantastic media wall. The kitchen boasts modern wall and base units, high quality integrated appliances and leads out to the rear through bifolding doors, as well as leading on to a utility room. The first floor comprises of doors on to four generously sized bedrooms and a modern family bathroom. The main bedroom and second bedroom both benefit from en suite shower rooms. Externally there is an enclosed, landscaped garden to the rear with paving, artificial lawn, composite decking and access on to a fully equipped summer house and garage. To the front there is a garden with artificial lawn, paving, off road parking, access to the detached garage and adjacent garden with stone chip and paving.

For further information please contact our Rossendale branch

Conway Close, Haslingden, BB4 6TQ

Offers Over £570,000

 4  3  1  C

- Outstanding Detached Property
- Open Plan Dining Kitchen
- Ample Off Road Parking, Detached Garage and EV Charging Point
- EPC Rating C
- Four Bedrooms
- Undergone Full Transformation
- Tenure Freehold
- Three Bathrooms
- Stunning Rear Garden with Summerhouse
- Council Tax Band D

Ground Floor

Entrance Porch

8'9 x 6'6 (2.67m x 1.98m)

Composite double glazed frosted front door, UPVC double glazed window, central heating radiator, spotlights, fitted storage, vinyl flooring and door to hall.

Hall

10'3 x 9'7 (3.12m x 2.92m)

Central heating radiator, coving, spotlights, smoke detector, understairs storage, vinyl flooring, doors to reception room, kitchen, WC and stairs to first floor.

WC

5'4 x 3'10 (1.63m x 1.17m)

Central heating radiator, dual flush WC, vanity top wash basin with mixer tap, spotlights, inset shelving and vinyl flooring.

Reception Room

17'6 x 11'9 (5.33m x 3.58m)

UPVC double glazed window, central heating radiator, media wall with television point and electric fire, coving and two feature wall lights.

Kitchen/Dining Area

23'2 x 15'1 (7.06m x 4.60m)

UPVC double glazed window, upright central heating radiator, range of high gloss wall and base units with Corian work surfaces, Corian one and a half sink and drainer with mixer tap, two integrated high rise electric ovens with integrated microwave and warming drawer, five ring induction hob and extractor hood, integrated wine cooler and dishwasher, space for American-style fridge freezer, central island with breakfast bar, spotlights, plinth lighting, television point, wood effect laminate flooring with partial underfloor heating, door to utility and aluminium double glazed bi-folding doors to rear.

Utility

8'10 x 6'0 (2.69m x 1.83m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with granite effect work surfaces, integrated boiler, integrated underfloor heating system, plumbing for washing machine, space for dryer, wood effect laminate flooring and composite double glazed door to rear.

First Floor

Landing

14'9 x 13'7 (4.50m x 4.14m)

UPVC double glazed window, access to fully boarded loft via pull down ladder, smoke detector, storage cupboard, doors to four bedrooms and family bathroom.

Bedroom One

15'1 x 13'7 (4.60m x 4.14m)

Two UPVC double glazed windows, four Velux windows, central heating radiator, spotlights, air conditioning, television point, fitted wardrobes and door to en suite.

En Suite

7'5 x 7'0 (2.26m x 2.13m)

UPVC double glazed frosted window, heated towel rail, double direct feed shower rainfall enclosed with rinse head, vanity top wash basin with mixer tap, tiled elevations, spotlights, extractor fan, PVC to ceiling and tiled flooring.

Bedroom Two

12'10 x 11'10 (3.91m x 3.61m)

UPVC double glazed window, central heating radiator, air conditioning, television point, fitted wardrobes and door to en suite.

En Suite

7'9 x 2'9 (2.36m x 0.84m)

UPVC double glazed frosted window, heated towel rail, direct feed shower rainfall enclosed with rinse head, vanity top wash basin with mixer tap, tiled elevations, spotlights, extractor fan, PVC to ceiling and tiled flooring.

Bedroom Three

10'6 x 9'4 (3.20m x 2.84m)

UPVC double glazed window, central heating radiator, air conditioning, television point and fitted wardrobes.

Bedroom Four

9'8 x 7'0 (2.95m x 2.13m)

UPVC double glazed window, central heating radiator, fitted wardrobes and wood effect laminate flooring.

Bathroom

7'10 x 6'3 (2.39m x 1.91m)

UPVC double glazed frosted window, heated towel rail, panel bath with mixer tap and overhead direct feed shower, vanity top wash basin with mixer tap, dual flush WC, tiled elevations and extractor fan.

External

Rear

Enclosed garden with artificial lawn, paving, composite decking, power, lighting, access to summerhouse and garage.

Summerhouse

12'9 x 7'6 (3.89m x 2.29m)

Power, lighting, spotlights, PVC elevations and wood effect laminate flooring.

Garage

17'11 x 8'11 (5.46m x 2.72m)

UPVC double glazed window, power, lighting and up and over garage door.

Front

Artificial lawn, block paved driveway and adjacent garden with artificial lawn, paving, stone chippings and EV charging point.



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