

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(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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## Glenshiels Avenue, Huddlesden, BB3 3LS

### Offers Over £300,000

A SPACIOUS FOUR BEDROOM HOME WITH A GORGEOUS GARDEN

Nestled on the charming Glenshiels Avenue in Huddlesden, Darwen, this substantial four-bedroom detached house presents an exceptional opportunity for those seeking a family home in a desirable location. The property boasts a beautifully maintained wrap-around garden, offering a serene outdoor space perfect for relaxation and entertaining.

Inside, the home features versatile living solutions with three spacious reception rooms, providing ample space for family gatherings and social occasions. The addition of a conservatory enhances the living experience, allowing natural light to flood the interior and creating a delightful space to enjoy the garden views throughout the seasons.

The ground floor accommodates one well-proportioned bedroom, while the first floor hosts three further bedrooms, making this property ideal for a growing family. Each room is designed to offer comfort and privacy, ensuring that everyone has their own personal space.

For those with multiple vehicles, the property offers off-road parking for numerous cars, a valuable feature in today's busy world. This home is not just a place to live; it is a sanctuary where cherished memories can be made.



# Glenshiels Avenue, Hoddlesden, BB3 3LS

## Offers Over £300,000

**4****2****4****C**

- Four Spacious Bedrooms
  - Desirable Hoddlesden Location
  - EPC Rating C
  - Viewing Highly Recommended
- Tenure Leasehold
  - Council Tax Band C
  - Off Road Parking With Access To garage
- Beautiful Wrap Around Garden
  - Bright Conservatory
  - Ideal For Growing Families

### Ground Floor

#### Entrance

UPVC double glazed frosted door to hall.

#### Hall

Central heating radiator, coving, smoke alarm, doors to kitchen, reception room three, bathroom, reception room one, under stairs storage and stairs to first floor.

#### Reception Room Three

11'8 x 7'10 (3.56m x 2.39m)

UPVC double glazed window, central heating radiator, coving, ceiling rose and archway to reception room two.

#### Reception Room Two

13'10 x 9'10 (4.22m x 3.00m)

UPVC double glazed bay window, central heating radiator, coving, ceiling rose, living flame gas fire with decorative surround and two feature wall lights.

#### Kitchen

12'1 x 7'9 (3.68m x 2.36m)

UPVC double glazed window, wall and base units, laminate work tops, double oven in a high rise unit, four ring electric hob, tiled splash back, extractor hood, composite one and a half sink and drainer with mixer tap, integrated dishwasher, fridge freezer and separate freezer, plinth heater and tiled floor.

#### Bathroom

11'8 x 5'4 (3.56m x 1.63m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, jacuzzi bath with mixer tap, corner electric feed shower, extractor fan, tiled elevation and tiled floor with under floor heating.

#### Reception Room One

20'1 x 9'10 (6.12m x 3.00m)

Central heating radiator, coving, electric fire with surround, UPVC double glazed sliding door to conservatory and door to bedroom four.

#### Bedroom Four

11'2 x 9' (3.40m x 2.74m)

UPVC double glazed window, central heating radiator and coving.

#### Conservatory

11' x 8' (3.35m x 2.44m)

Fully UPVC double glazed with pitched roof, wood effect flooring and two UPVC double glazed sliding doors to rear garden.

### First Floor

#### Landing

UPVC double glazed frosted window on the stair return, loft access, smoke alarm, doors to three bedrooms, shower room and fitted storage.

#### Bedroom One

13'10 x 10'9 (4.22m x 3.28m)

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

#### Bedroom Two

15' x 9'1 (4.57m x 2.77m)

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

#### Bedroom Three

11' x 10'5 (3.35m x 3.18m)

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

#### Shower Room

7'11 x 7'1 (2.41m x 2.16m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, bidet, electric feed shower, extractor fan, spotlights, tiled elevation, fitted storage and tiled floor with underfloor heating.

#### External

#### Rear

Laid to lawn garden, paving and bedding areas.

#### Front

Laid to lawn garden with gravel chippings, pattern printed concrete drive for numerous vehicles with further laid to lawn garden to the side of the property with gravel chippings, a greenhouse and bedding areas. There is also a garage and workshop.

#### Garage

19'9 x 8'10 (6.02m x 2.69m)

#### Workshop

16' x 8' (4.88m x 2.44m)



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