



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		63	
(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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St. Johns Close, Baxenden, BB5 2XE

£280,000

A FANTASTIC FAMILY HOME IN A SOUGHT AFTER LOCATION

Located in the tranquil St. Johns Close, Baxenden, this delightful three-bedroom detached house offers a perfect blend of comfort and modern living. Situated on a quiet street, the property boasts stunning views that enhance its appeal, making it an ideal family home.

As you enter, you are welcomed into spacious open-plan living areas that create a warm and inviting atmosphere. The modern kitchen is well-equipped, providing an excellent space for culinary enthusiasts to prepare meals while enjoying the company of family and friends. Adjacent to the living area, a bright conservatory invites natural light, making it a perfect spot for relaxation or entertaining guests.

The property features three generously sized bedrooms, ensuring ample space for family members or guests. The modern shower room is tastefully designed, offering convenience and style.

Outside, the lovely garden provides a serene retreat, perfect for outdoor activities or simply enjoying the fresh air. The detached garage and driveway accommodate multiple cars, adding to the practicality of this wonderful home. The property also benefits from having a new roof within the last 12 months.

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- Detached Property
- Open Plan Dining Kitchen
- Off Road Parking On Driveway
- EPC Rating D
- Three Bedrooms With Fitted Storage
- Three Piece Shower Room
- Freehold
- Spacious Reception Room
- Enclosed Rear Garden
- Council Tax Band C

Ground Floor

Entrance Porch

7'3 x 4' (2.21m x 1.22m)

UPVC front entrance door, six UPVC double glazed windows, polycarbonate roof, tiled flooring and UPVC double glazed door to the hallway.

Hallway

6'6 x 6'1 (1.98m x 1.85m)

Central Heating radiator, coving, stairs to the first floor and door to the reception room.

Reception Room

14'8 x 13'4 (4.47m x 4.06m)

UPVC double glazed window, two central heating radiators, electric fire, feature wall lights, understairs storage, coving and open to the dining kitchen.

Dining Kitchen

16'8 x 8'10 (5.08m x 2.69m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with granite effect surfaces and tiled splashbacks, stainless steel sink with drainer and mixer tap, double oven, five ring gas hob, extractor hood, integrated dishwasher and fridge freezer, plumbing for washing machine, wine fridge, coving, spotlights, tiled flooring and UPVC double glazed French doors to the conservatory.

Conservatory

16'8 x 11'11 (5.08m x 3.63m)

UPVC double glazed windows, stone tiled flooring and UPVC double glazed French doors to the rear.

First Floor

Landing

7'10 x 6'1 (2.39m x 1.85m)

UPVC double glazed window, loft access, smoke alarm, coving and doors to three bedrooms and shower room.

Bedroom One

12'10 x 10'8 (3.91m x 3.25m)

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

Bedroom Two

11' x 10'8 (3.35m x 3.25m)

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

Bedroom Three

9'10 x 6'10 (3.00m x 2.08m)

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

Shower Room

6'9 x 5'7 (2.06m x 1.70m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, direct feed shower unit, tiled elevations, spotlights and tiled flooring.

External

Front

Laid to lawn garden and driveway providing off road parking and a electric car charging point.

Rear

Enclosed laid to lawn garden with Indian sone paving, bedding areas and access to the garage.



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