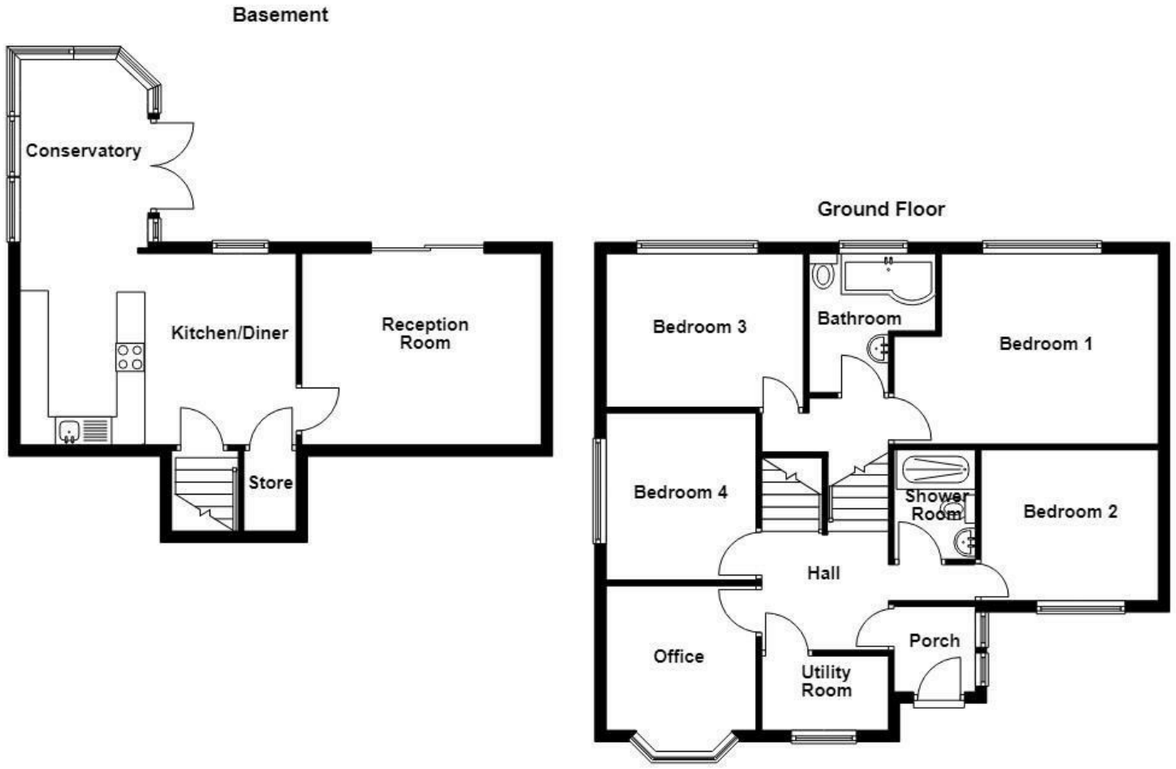
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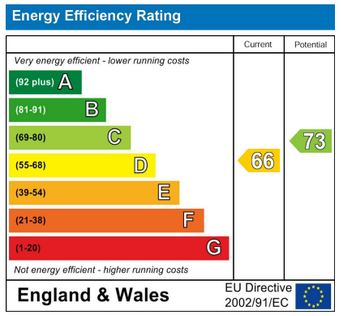











# St. Peters Avenue, Rossendale, BB4 6NZ

## £400,000

A DECEPTIVELY SPACIOUS FOUR BEDROOM PROPERTY IN HASLINGDEN WITH LARGE GARDEN

Nestled on the charming St. Peters Avenue in Haslingden, Rossendale, this deceptively large house offers an exceptional opportunity for those seeking a comfortable family home in a desirable area. As you approach the property, you will be greeted by its inviting façade, hinting at the spaciousness that lies within.

Upon entering, you will discover a stunning kitchen that serves as the heart of the home. This beautifully designed space is perfect for both cooking and entertaining, featuring modern appliances and ample storage, making it a delight for any culinary enthusiast. The open layout seamlessly connects the kitchen to the living areas, creating a warm and welcoming atmosphere for family gatherings and social occasions.

One of the standout features of this property is the large rear garden, which provides a private oasis for relaxation and outdoor activities. Whether you envision hosting summer barbecues, gardening, or simply enjoying a quiet moment in nature, this expansive garden offers endless possibilities.

Situated in a desirable area, this home is conveniently located near local amenities, schools, and parks, making it an ideal choice for families and professionals alike. The community is known for its friendly atmosphere and accessibility, ensuring that you will feel right at home.

In summary, this remarkable house on St. Peters Avenue combines spacious living, a stunning kitchen, and a generous garden, all within a sought-after location. It presents a wonderful opportunity for anyone looking to settle in a vibrant and welcoming community. Do not miss the chance to make this delightful property your new home.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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# St. Peters Avenue, Rossendale, BB4 6NZ

## £400,000

4 2 2 D

- Four Bedroom Family Home
- Generous Rear Garden
- Off Road Parking
- Tenure - Freehold
- Deceptively Spacious Living Accommodation
- Sought After Haslingden Location
- EPC Rating - D
- Stunning Modern Kitchen
- Ideal Family Home
- Council Tax Band - D

## Ground Floor

### Entrance
UPVC door leading into porch.

### Porch
4'9 x 4'6 (1.45m x 1.37m)

Two UPVC double glazed windows, composite door leading into Hallway.

### Hallway
18'1 x 6'3 (5.51m x 1.91m)

Smoke alarm, central heating radiator, doors leading to bedroom four, office, utility room, porch, shower room and bedroom two, stairs leading to first floor and stairs leading to lower ground floor.

### Office
8'5 x 8'4 (2.57m x 2.54m)

UPVC double glazed bow window, central heating radiator and fitted storage.

### Utility Room
5'11 x 3'5 (1.80m x 1.04m)

UPVC double glazed window, towel rail radiator, corner wash basin with mixer tap, plumbing for washing machine and dryer, extractor fan, spotlights and loft access.

### Bedroom Two
10'4 x 9'3 (3.15m x 2.82m)

UPVC double glazed window and central heating radiator.

### Bedroom Four
8'7 x 9'9 (2.62m x 2.97m)

UPVC double glazed window and central heating radiator.

### Shower Room
4'10 x 6'11 (1.47m x 2.11m)

Heated towel rail, a three piece bathroom suite comprising of a dual flush WC, vanity top wash basin with mixer tap, shower enclosure with electric feed shower with rinse head, spotlights, tiled elevations and tiled flooring.

## First Floor

### Landing
7'4 x 3'1 (2.24m x 0.94m)

Smoke alarm, doors leading to bedroom one, bedroom three and bathroom.

### Bedroom One
17'8 x 11'1 (5.38m x 3.38m)

UPVC double glazed window and central heating radiator.

### Bedroom Three
8'11 x 11'11 (2.72m x 3.63m)

UPVC double glazed window and central heating radiator.

### Bathroom
8'1 x 8'1 (2.46m x 2.46m)

UPVC double glazed window, heated towel rail, a three piece bathroom suite comprising of a dual flush WC, vanity top wash basin with mixer tap, P shaped bath with waterfall tap and direct feed shower with rainfall head and additional rinse head, spotlights, tiled elevations and tiled flooring.

## Lower Ground

### Kitchen
16'11 x 11'2 (5.16m x 3.40m)

UPVC double glazed window, plinth heater, a range of glossed wall and base units, laminate surfaces, composite one and half inset sink with mixer tap and draining board, integrated electric oven, four ring induction hob with glass extractor fan, tiled splashback, integrated fridge freezer, integrated microwave, spotlights, open access to conservatory, door leading to reception room and laminate flooring.

### Reception Room
13'1 x 11'2 (3.99m x 3.40m)

Central heating radiator, electric fire, door leading to kitchen and sliding door leading to rear garden.

### Conservatory
10'11 x 6'0 (3.33m x 1.83m)

Surrounding UPVC double glazed windows and UPVC French doors leading to rear garden.

## Exterior

### Front
Tarmac driveway with space for multiple vehicles, door leading to porch and gate to side of the property.

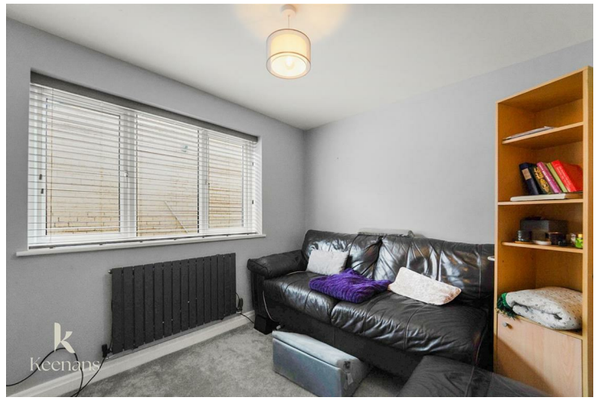
### Rear
Enclosed rear garden with wooden fences covered by trees, patio area, stone chipped area and large grass lawn area.



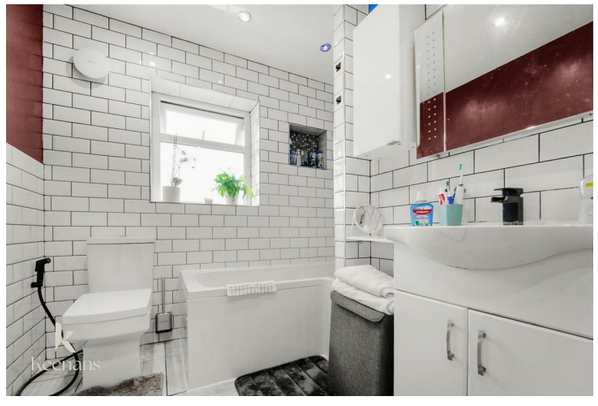


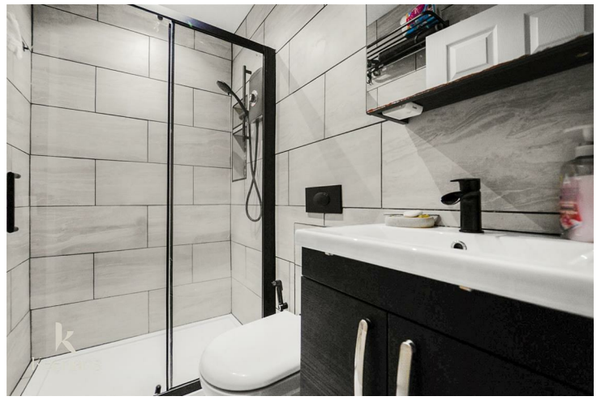












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