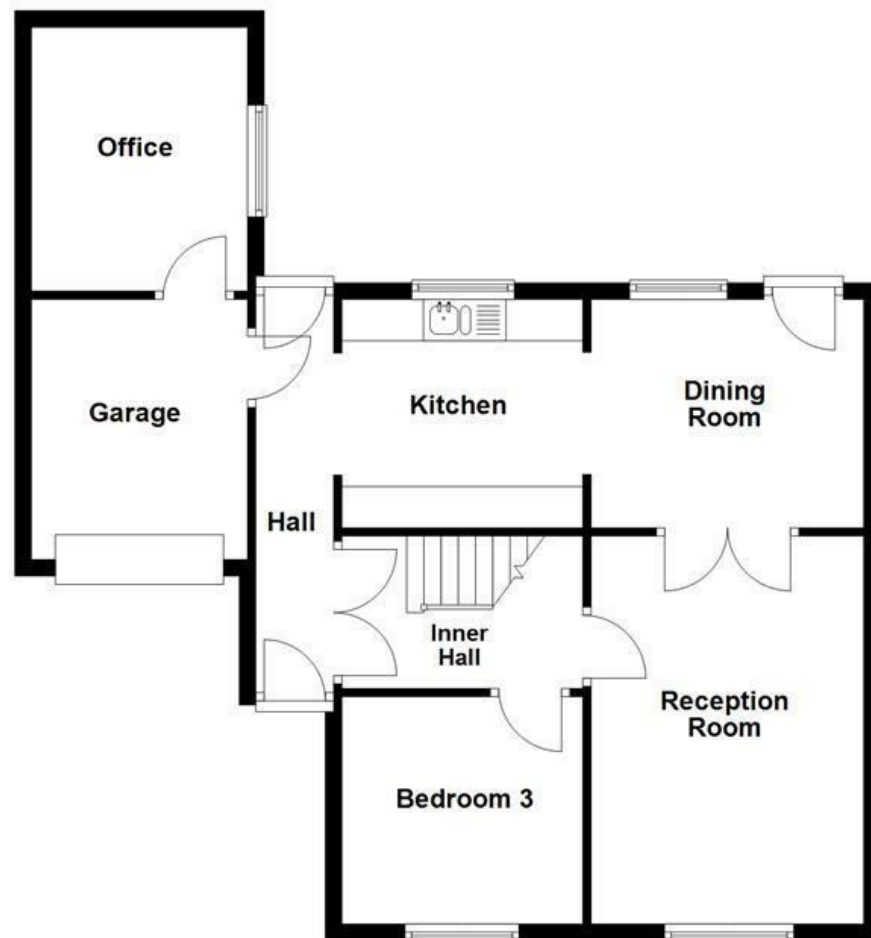



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.

## Dalesford, Haslingden, BB4 6QH

### £375,000

#### AN EXCEPTIONAL DETACHED FAMILY HOME

Nestled in the charming area of Haslingden, this immaculate three-bedroom detached family home is a true gem. Presented and updated to the highest standard, this property boasts an abundance of high-quality indoor space, making it perfect for modern family living.

As you step inside, you will be greeted by stylish interiors that exude elegance and comfort. The home features three generously sized double bedrooms, with one bedroom on the ground floor, ensuring ample space for relaxation and rest. With two well-appointed bathrooms, morning routines will be a breeze for the entire family.

One of the standout features of this property is the impressive partial garage conversion, which has been transformed into a fantastic office space. This versatile area is ideal for those who work from home or require a quiet place to study.

The property also offers three distinct living areas, providing plenty of room for family gatherings or entertaining guests. The stunning views from the home add to its appeal, creating a serene backdrop for everyday life. Additionally, off-road parking and an added garage enhance the convenience of this delightful residence.



Dalesford, Haslingden, BB4 6QH  
£375,000

 3  2  2  D

- Exceptional Detached Property
  - Ample Living Space
  - Off Road Parking and Garage
  - EPC Rating D
- Three Bedrooms
  - Move-in Ready
  - Tenure Leasehold
- Two Bathrooms
  - Low Maintenance Rear Garden
  - Council Tax Band D

Ground Floor

Entrance Hall

16'1 x 3'0 (4.90m x 0.91m)

Composite double glazed frosted front door, UPVC double glazed frosted window, oak single glazed double doors to inner hall, open to kitchen, hardwood door to garage and UPVC double glazed door to rear.

Inner Hall

9'7 x 5'10 (2.92m x 1.78m)

Central heating radiator, coving, herringbone Amtico flooring, oak single glazed doors leading to bedroom three and reception room.

Bedroom Three

9'7 x 9'0 (2.92m x 2.74m)

UPVC double glazed window and central heating radiator.

Reception Room

15'5 x 10'10 (4.70m x 3.30m)

UPVC double glazed window, upright central heating radiator, spotlights, television point, herringbone Amtico flooring and oak single glazed double doors to dining room.

Dining Room

10'10 x 9'1 (3.30m x 2.77m)

UPVC double glazed window, central heating radiator, herringbone lino flooring, open to kitchen and UPVC double glazed door to rear.

Kitchen

9'7 x 9'1 (2.92m x 2.77m)

UPVC double glazed window, range of matte wall and base units with granite effect work surfaces and splashback, composite one and a half bowl sink and drainer with high spout mixer tap, integrated high rise oven and microwave, four ring induction hob and extractor hood, integrated fridge freezer, integrated dishwasher, integrated washing machine, integrated Baxi boiler, integrated bin refuge, spotlights and herringbone lino flooring.

Garage

10'4 x 8'7 (3.15m x 2.62m)

Power, lighting, plumbing for dryer, oak door to office and electric roller shutter garage door.

Office

10'6 x 8'7 (3.20m x 2.62m)

UPVC double glazed window, electric heater, spotlights and wood effect laminate flooring.

First Floor

Landing

5'6 x 2'8 (1.68m x 0.81m)

Loft access, spotlights, oak doors leading to two bedrooms and shower room.

Bedroom One

13'4 x 9'1 (4.06m x 2.77m)

UPVC double glazed window, central heating radiator, television point, wood effect laminate flooring and oak door to en suite.

En Suite

9'1 x 5'5 (2.77m x 1.65m )

Central heating radiator, panel bath with waterfall mixer tap, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, inset shelving, spotlights, LED illuminated mirror and tiled flooring.

Bedroom Two

12'9 x 11'11 (3.89m x 3.63m)

UPVC double glazed window, central heating radiator, feature wall light, fitted wardrobe and eave storage.

Shower Room

6'11 x 6'6 (2.11m x 1.98m )

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

External

Rear

Enclosed garden with paving, bedding areas and mature shrubbery.

Front

Laid to lawn garden with bedding, paving, mature shrubbery, off road parking and access to garage.



Tel: 01706215618

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