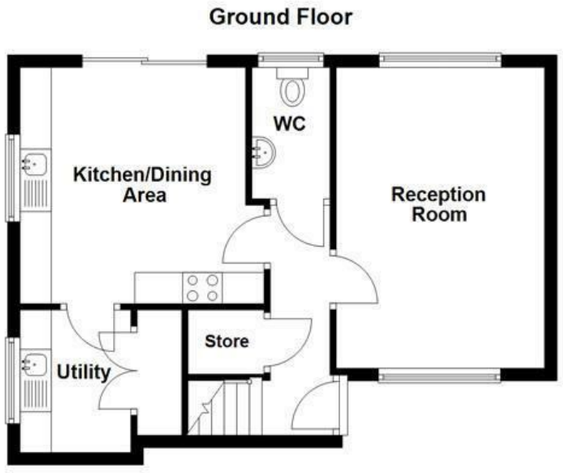
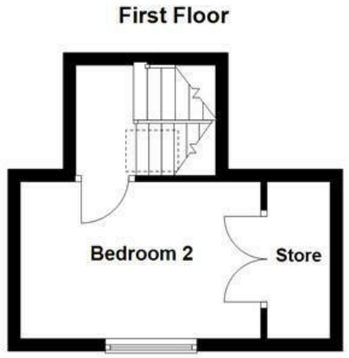
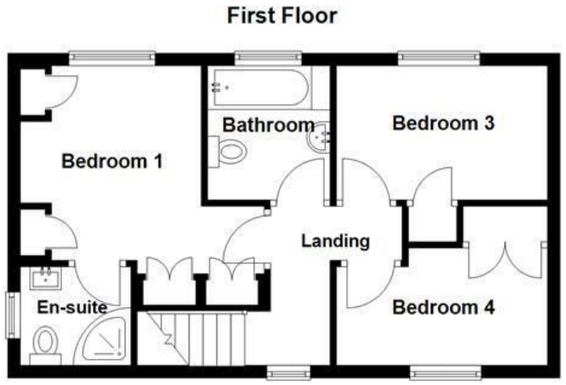
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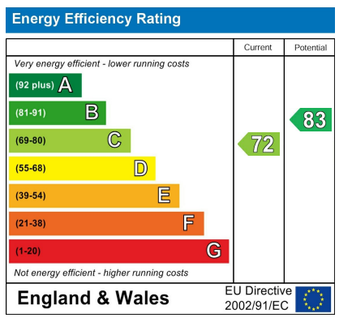












# Kirkhill Avenue, Haslingden, BB4 6UB

## Offers Over £350,000

AN IMPRESSIVE DETACHED FAMILY HOME

Offering breath-taking views, modern fixtures and fittings and an abundance of indoor and outdoor space, this enviable four bedroom detached property is being proudly welcomed to the market in the desirable location of Haslingden on a popular estate. With four generously sized bedrooms, not being overlooked from the rear and having been presented and maintained beautifully throughout, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rawtenstall, Accrington, Blackburn, Manchester and major motorway links. With added garage, an abundance of storage space and neutral decoration, this property is truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, a brand new fitted kitchen, recently decorated WC and houses a half staircase to the first floor. The new kitchen boasts modern wall and base units, integrated appliances and leads on to a utility room and out to the rear. The first floor comprises of a door on to the second bedroom and half staircase to a further landing. The further landing leads through to three generously sized bedrooms and a family bathroom. The main bedroom benefits from an en suite shower room. Externally there is an enclosed garden to the rear with paving, laid to lawn, bedding and mature shrubs. To the front there is a laid to lawn garden with driveway and access on to the garage.

For further information or to arrange a viewing please contact our Rossendale branch at your earliest convenience.

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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# Kirkhill Avenue, Haslingden, BB4 6UB

## Offers Over £350,000

4 2 1 C

- Impressive Detached Property
- Four Bedrooms
- Two Bathrooms
- Spacious Dining Kitchen with brand new kitchen and separate utility room installed
- Immaculate Presentation Throughout
- Gardens to Front and Rear
- Off Road Parking and Garage
- Tenure Leasehold
- Council Tax Band D
- EPC Rating C

## Ground Floor

### Entrance Hall

13'0 x 3'3 (3.96m x 0.99m )

Composite double glazed frosted front door, central heating radiator, coving, Karndean flooring, storage cupboard, doors to reception room, kitchen/dining area, WC and half staircase to first floor.

### Reception Room

15'10 x 10'11 (4.83m x 3.33m)

Two UPVC double glazed windows, central heating radiator, coving, two feature wall lights, gas fire with limestone hearth and surround, television point and Karndean flooring.

### Kitchen/Dining Area

12'10 x 12'5 (3.91m x 3.78m )

UPVC double glazed window, central heating radiator, coving, spotlights, range of wall and base units with wood effect work surfaces and back boards, glass splashback, stainless steel sink and drainer with mixer tap, integrated high rise electric double oven, four ring gas hob and extractor hood, space for fridge freezer, integrated dishwasher, under unit lighting, Karndean flooring, door to utility and UPVC double glazed sliding door to rear.

### Utility

7'6 x 5'10 (2.29m x 1.78m)

UPVC double glazed frosted window, central heating radiator, base units with wood effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, storage cupboard and tiled effect lino flooring.

### WC

6'11 x 4'1 (2.11m x 1.24m )

Central heating radiator, low basin WC, pedestal wash basin with traditional taps and Karndean flooring, recently decorated with the addition of panelling to the walls

## First Floor

### Landing

7'4 x 3'0 (2.24m x 0.91m)

Velux window, door to bedroom two and half staircase to further landing.

### Bedroom Two

12'8 x 8'3 (3.86m x 2.51m )

UPVC double glazed window, central heating radiator, overhead storage and storage cupboard.

### Further Landing

8'8 x 6'9 (2.64m x 2.06m)

UPVC double glazed window, central heating radiator, coving, loft access, doors to three bedrooms and family bathroom.

### Bedroom One

12'10 x 12'7 (3.91m x 3.84m)

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

### En Suite

5'10 x 5'2 (1.78m x 1.57m )

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

### Bedroom Three

11'1 x 7'7 (3.38m x 2.31m )

UPVC double glazed window, central heating radiator, coving and storage cupboard.

### Bedroom Four

11'0 x 6'3 (3.35m x 1.91m )

UPVC double glazed window, central heating radiator, coving and storage cupboard.

### Bathroom

7'0 x 6'4 (2.13m x 1.93m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, panel bath with mixer tap and direct feed shower overhead, pedestal wash basin with mixer tap, tiled elevations, PVC to ceiling, spotlights, extractor fan and wood effect lino flooring.

## External

### Rear

Tiered laid to lawn garden with paving, bedding areas and mature shrubbery.

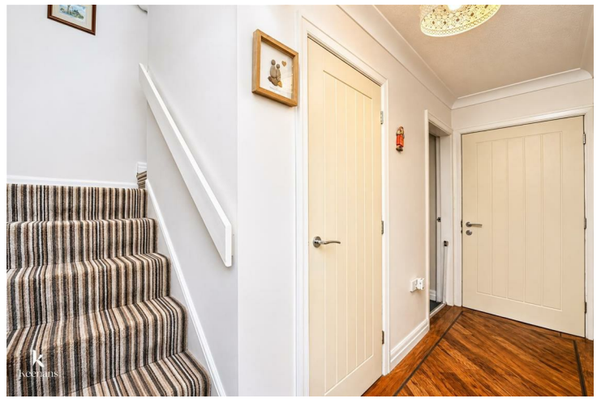
### Front

Laid to lawn garden with off road parking and access to garage.


















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