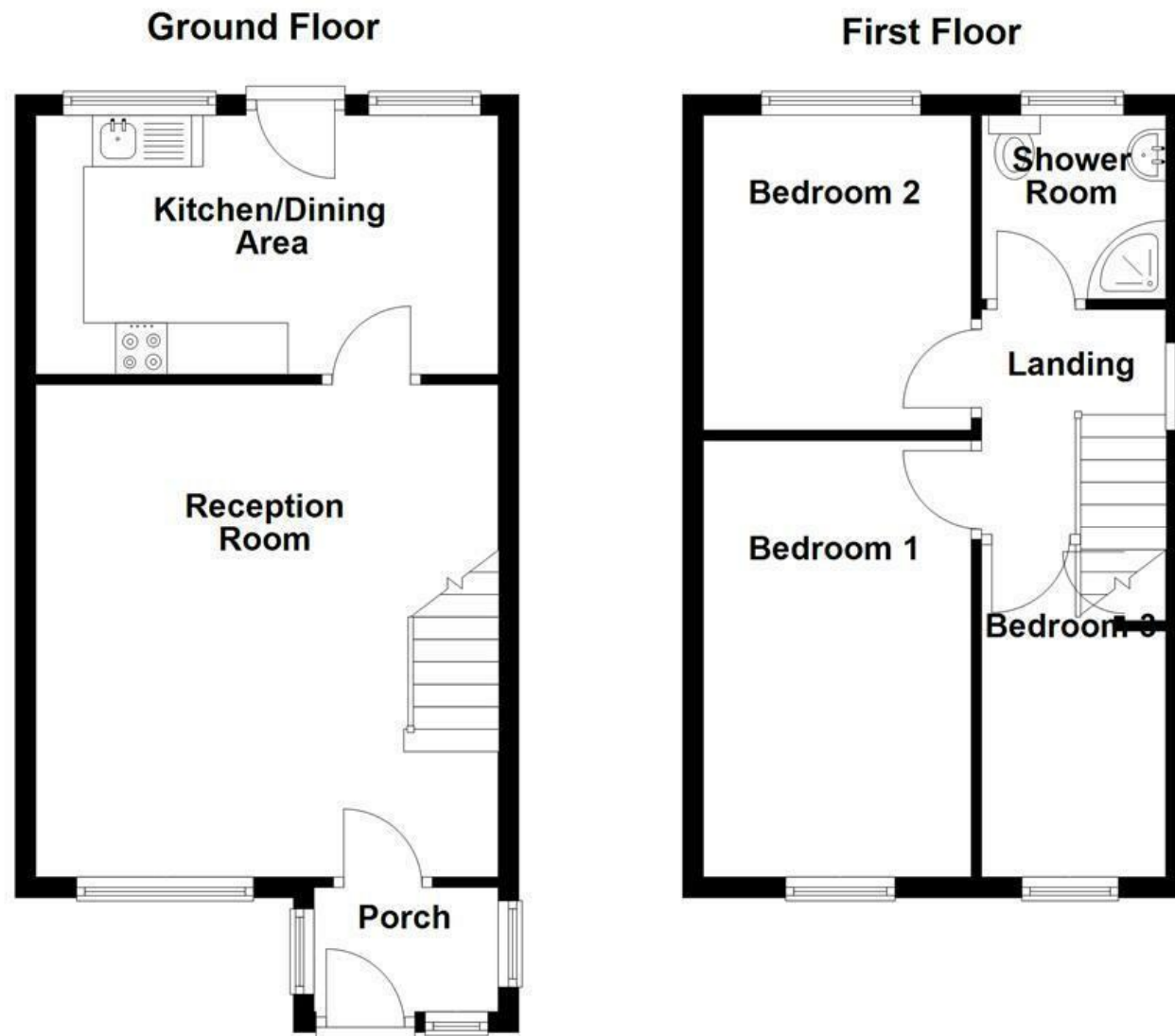




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

Hyacinth Close, Helmshore, BB4 6JU

£259,999

THREE BEDROOM FAMILY HOME WITH A GENEROUS GARDEN

Welcome to this charming semi-detached house located at Hyacinth Close in the picturesque town of Haslingden, Rossendale. Nestled at the end of a tranquil cul-de-sac, this property offers a perfect blend of comfort and convenience, making it an ideal choice for a growing family seeking their dream home.

Upon entering, you will be greeted by a spacious living room that provides a warm and inviting atmosphere, perfect for family gatherings or quiet evenings. The modern open-plan kitchen diner is a standout feature, offering a contemporary space for cooking and dining, where you can enjoy meals with loved ones while overlooking the beautiful gardens.

The property boasts three generously sized bedrooms, providing ample space for family members or guests. Each room is filled with natural light, creating a bright and airy feel throughout the home. The well-appointed bathroom adds to the practicality of the property, ensuring that all your needs are met.

Set on a generous plot, the house is surrounded by wrap-around gardens, offering plenty of outdoor space for children to play or for you to enjoy gardening. The sweeping driveway provides off-road parking for numerous vehicles, along with a double detached garage, ensuring that parking is never a concern.

Hyacinth Close, Helmshore, BB4 6JU

£259,999



- Tenure Freehold
 - Off Road Parking For Numerous Vehicles And Access To A Double Detached Garage
 - Generous Plot On A Quiet Cul De Sac
 - Easy Access To Major Commuter Routes
- Council Tax Band C
 - Three Generously Sized Bedrooms
 - Contemporary Fitted Kitchen
- EPC Rating TBC
 - Ideal Family Home
 - Wrap Around Garden

Ground Floor 16'11 x 16'7 (5.16m x 5.05m)

Entrance
UPVC double glazed frosted door to porch.

Porch
5'11 x 4' (1.80m x 1.22m)
UPVC double glazed frosted windows and door to reception room one.

Reception Room
15'9 x 14'9 (4.80m x 4.50m)
UPVC double glazed window, two central heating radiators, ceiling fan, three feature wall lights, wood effect flooring, stairs to first floor and door to kitchen/dining area.

Kitchen/Dining Area
14'9 x 8'3 (4.50m x 2.51m)
UPVC double glazed window, central heating radiator, high gloss wall and base units, laminate work tops, double oven in a high rise unit, four ring gas hob, tiled splash back, extractor hood, stainless steel sink and drainer with mixer tap, integrated microwave, dishwasher and fridge freezer, tiled floor, spotlights and UPVC double glazed door to rear.

First Floor

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

Bedroom One
14'1 x 8'8 (4.29m x 2.64m)
UPVC double glazed window and central heating radiator.

Bedroom Two
10'1 x 8'8 (3.07m x 2.64m)
UPVC double glazed window, central heating radiator and dado rail.

Bedroom Three
10'7 x 5'9 (3.23m x 1.75m)
UPVC double glazed window and above stairs storage.

Shower Room
5'11 x 5'10 (1.80m x 1.78m)
UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, corner electric feed shower, part tiled elevation, extractor fan, spotlights and tiled floor.

External

Rear
Laid to lawn garden, bedding areas, patio. and timber shed.

Front
Laid to lawn garden, bedding areas, sweeping block paved drive for off road parking for numerous vehicles leading to a detached double garage.

Garage

Tel: 01706215618



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