



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(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	

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Narcissus Avenue, Haslingden, BB4 6LG

£260,000

AN OUTSTANDING FAMILY HOME

Nestled on the desirable Narcissus Avenue in Haslingden, Rossendale, this exceptional three-bedroom family home is a true gem. The property boasts an impressive ground floor extension that enhances its spaciousness and functionality. The open plan kitchen diner is a highlight, featuring modern fixtures and fittings, making it an ideal space for family gatherings and entertaining guests. The neutral decoration throughout the home creates a warm and inviting atmosphere, allowing you to move in with ease.

This residence offers ample off-road parking, ensuring convenience for you and your visitors. With stylish interiors and two well-appointed bathrooms, this home caters to the needs of a modern family. Additionally, the fantastic office/utility extension provides a versatile space that can be tailored to your requirements, whether for work or additional storage.

Located within one of the most sought-after estates in the area, this property is conveniently close to bus routes, local schools, and various amenities. Furthermore, it offers excellent network links to Rawtenstall, Manchester, Accrington, and major motorway connections, making it an ideal choice for commuters.

This remarkable family home truly has everything you need to create lasting memories. It is a property not to be missed, offering both comfort and convenience in a prime location.

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

Narcissus Avenue, Haslingden, BB4 6LG

£260,000

**3****2****1****C**

- Tenure Freehold
 - Ample Off Road Parking
 - Two Well Appointed Bathrooms
 - Easy Access To Major Network Links
- Council Tax Band C
 - Ideal Family Home
 - Open Plan Kitchen/Dining Area
- EPC Rating C
 - Viewing Essential
 - Envious Rear Garden Space

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hall

6'11 x 4'11 (2.11m x 1.50m)

Central heating radiator, coving, wood effect laminate flooring, single glazed double doors to reception room and stairs to first floor.

Reception Room

15'4 x 11'7 (4.67m x 3.53m)

UPVC double glazed window, central heating radiator, coving, cast iron multi fuel burner with stone hearth and surround, television point, under stairs storage, wood effect laminate flooring and single glazed door to kitchen.

Kitchen

14'8 x 8'11 (4.47m x 2.72m)

Range of panel wall and base units, wood effect surface, tiled splash back, composite sink and drainer with mixer tap, four door range oven with eight ring gas hob, extractor hood, integrated fridge freezer, plumbed for dishwasher, tiled floor and open to dining room.

Dining Room

13'3 x 6'8 (4.04m x 2.03m)

UPVC double glazed window, two Velux windows, electric heater, tiled floor, sliding door to utility room and UPVC double glazed sliding door to rear.

Utility Room

14'1 x 6'2 (4.29m x 1.88m)

UPVC double glazed window, range of panel wall and base units, wood effect surface, tiled splash back, stainless steel sink with mixer tap, plumbed for washing machine and dryer, smoke alarm, tiled floor, sliding door to shower room and door to office.

Shower Room

8'9 x 2'11 (2.67m x 0.89m)

UPVC double glazed frosted window, heated towel rail, dual flush WC, vanity top wash basin with mixer tap, enclosed direct feed shower, tiled elevation, extractor fan, spotlights and tiled floor.

Office

6'11 x 6'2 (2.11m x 1.88m)

UPVC double glazed window and electric heater.

First Floor

Landing

8'10 x 6'2 (2.69m x 1.88m)

UPVC double glazed window, coving, loft access, doors to three bedrooms and bathroom.

Bedroom One

13'6 x 8'1 (4.11m x 2.46m)

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

Bedroom Two

11' x 8'1 (3.35m x 2.46m)

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

Bedroom Three

9'3 x 6'2 (2.82m x 1.88m)

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

Bathroom

6'2 x 6' (1.88m x 1.83m)

UPVC double glazed frosted window, central heating towel rail, tiled panel bath with direct feed shower and mixer tap, pedestal wash basin, dual flush WC, tiled elevation, spotlights, extractor fan and tiled floor.

External

Rear

Tiered garden with laid to lawn, paving, bedding areas and storage shed.

Front

Laid to lawn garden with off road parking.

