

Ryefield Avenue West, Haslingden, BB4 4BL




Offers Over £285,000

GORGEOUS DETACHED PROPERTY WITH OFF ROAD PARKING AND GARAGE IN A SOUGHT AFTER LOCATION!

Situated in the highly regarded town of Haslingden, this bright, four bedroom home is located perfectly for accessing local amenities as well as well regarded schools and major commuter routes to surrounding areas. This property boasts spacious interiors as well as a beautiful living room, fitted kitchen/dining room, four bedrooms, a three piece bathroom suite, a three piece shower room as well as an enclosed garden, garage and off road parking. This property is a gorgeous bungalow and situated in a quiet location. This home is perfect for a growing family and is certainly not one to be missed!

The property comprises briefly: entrance into the hallway with stairs leading to the first floor and doors providing access to two bedrooms, a three piece shower room, the living room, kitchen and understairs storage. From the first floor, there are doors providing access to two bedrooms and a three piece bathroom suite. Externally, this property offers a rear, enclosed garden with a decked area and a greenhouse. To the front, there is off-road parking and access to the garage.

Viewings can be arranged by contacting our Rawtenstall team.

| Energy Efficiency Rating | | |
|--|---|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A |  |  |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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**4**

**2**

**3**

**C**

- Detached Property
 - Spacious Reception Room
 - Off Road Parking & Garage
 - EPC Rating C
- Four Bedrooms
 - Four Piece Bathroom
 - Freehold
- Fitted Kitchen
 - Enclosed Rear Garden
 - Council Tax Band E

Ground Floor

Entrance Hallway

21'7 x 11'1 (6.58m x 3.38m)

Composite front entrance door, central heating radiator, smoke alarm, stairs to the first floor and doors to kitchen, shower room, reception room and two bedrooms.

Shower Room

7'6 x 7'2 (2.29m x 2.18m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, direct feed shower unit, part tiled elevations, spotlights and coving.

Reception Room

15'3 x 12'10 (4.65m x 3.91m)

Two central heating radiators, spotlights, coving, smoke alarm and UPVC double glazed sliding door to the balcony.

Kitchen

20'10 x 8'5 (6.35m x 2.57m)

Central heating radiator, range of laminate wall and base units with laminate surfaces, stainless steel one and a half bowl sink with drainer and mixer tap, oven with four ring hob, extractor hood, integrated fridge, freezer and dishwasher, plumbing for washing machine, boiler, spotlights, coving and wood effect flooring.

Bedroom Three

12'7 x 9'11 (3.84m x 3.02m)

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

Bedroom Four

10'2 x 8'8 (3.10m x 2.64m)

UPVC double glazed window, central heating radiator, coving and spotlights.

First Floor

Landing

9'11 x 6'2 (3.02m x 1.88m)

Two Velux windows, central heating radiator, spotlights, smoke alarm and doors to bathroom, two bedrooms and eaves storage.

Bedroom One

14'3 x 13'9 (4.34m x 4.19m)

UPVC double glazed window, central heating radiator, spotlights and door to the eaves.

Bedroom Two

14'2 x 12'7 (4.32m x 3.84m)

UPVC double glazed window, central heating radiator and spotlights.

Bathroom

7'6 x 6'7 (2.29m x 2.01m)

Velux window, central heating radiator, dual flush WC, pedestal wash basin, panelled bath, direct feed shower unit, part tiled elevations, spotlights and extractor fan.

External

Front

Off road parking leading to the garage.

Rear

Enclosed garden with decked seating area and greenhouse.



Tel: 01706215618

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