



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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Windsor Avenue, Helmshore, BB4 4RB

£310,000

LOVELY FAMILY THREE BEDROOM DETACHED PROPERTY IN HELMSHORE

Nestled on the charming Windsor Avenue in Helmshore, this delightful house presents an excellent opportunity for families and professionals alike. Boasting two spacious double bedrooms, this property also features a versatile third bedroom that can easily serve as an office space, catering to the needs of modern living.

The generous living room flows seamlessly into the dining area, creating an inviting atmosphere for both relaxation and entertaining. Adjacent to this space is a well-equipped kitchen, perfect for culinary enthusiasts and family gatherings. The modern bathroom is a standout feature, complete with both a bath and a separate shower, ensuring comfort and convenience for all.

Outside, the property offers off-road parking at the front, providing ease and security. The rear garden is a true gem, fully enclosed and laid to lawn, making it an ideal space for children to play or for hosting summer barbecues. The addition of a decking area enhances the outdoor experience, allowing for alfresco dining and relaxation in the warmer months.

This house is not just a property; it is a great family home, ready to welcome its new owners. With its thoughtful layout and appealing features, it is sure to attract those seeking a comfortable and stylish living environment in a desirable location.

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Windsor Avenue, Helmshore, BB4 4RB

£310,000

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■ Detached Property

■ Two Reception Rooms

■ Off Road Parking And Garage

■ EPC Rating: D

■ Three Bedrooms

■ Four Piece Bathroom

■ Tenure: Freehold

■ Contemporary Fitted Kitchen With Appliances

■ Enclosed Rear Garden

■ Council Tax Band: C

Ground Floor

Porch

3'2 x 3' (0.97m x 0.91m)
Composite double glazed frosted entrance door, spotlights and doors to reception room one and garage.

Reception Room One

15'5 x 10'10 (4.70m x 3.30m)
UPVC double glazed window, upright central heating radiator, electric Opti-Myst fire (smoke-effect stove), wood surround and mantle, wood effect flooring, door to stairs for first floor and open access to reception room two.

Reception Room Two

9'1 x 7'5 (2.77m x 2.26m)
Upright central heating radiator, wood effect flooring, open access to kitchen and UPVC double glazed French doors to rear.

Kitchen

10'3 x 6'8 (3.12m x 2.03m)
UPVC double glazed window, wall and base units, granite effect worktops, composite sink with draining board and mixer tap, integrated double oven, four burner gas hob, extractor hood, integrated fridge freezer, integrated wine cooler, plumbing for dishwasher and wood effect flooring.

Garage

15'6 x 8'2 (4.72m x 2.49m)
Up and over door and power.

First Floor

Landing

6'3 x 2'6 (1.91m x 0.76m)
Doors to three bedrooms and bathroom.

Bedroom One

12'1 x 9'11 (3.68m x 3.02m)
UPVC double glazed window and central heating radiator.

Bedroom Two

10'2 x 10'2 (3.10m x 3.10m)
UPVC double glazed window and central heating radiator.

Bedroom Three

9'5 x 8'9 (2.87m x 2.67m)
UPVC double glazed window and central heating radiator.

Bathroom

9'6 x 6'10 (2.90m x 2.08m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with waterfall mixer tap, panel bath with waterfall mixer tap, direct feed rainfall shower with rinse head in corner enclosure, part tile elevation and vinyl flooring.

External

Front

Bock paved driveway leading to garage.

Rear

Enclosed laid to lawn, gravel chipping, decking area, paving and timber shed.

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