



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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.



## Whitecroft Meadows, Haslingden, BB4 4BA

### Offers Over £485,000

AN OUTSTANDING DETACHED TRUE BUNGALOW

Situated on an impressive plot and having undergone a full transformation, this immaculate three bedroom detached true bungalow is being proudly welcomed to the market in the sought after location of Haslingden. Benefitting from an abundance of indoor and outdoor space and high quality fixtures and fittings, this beautifully presented property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rawtenstall, Manchester, Blackburn, Accrington and major motorway links. The property is a credit to the current owners who have created a luxurious and contemporary home ready to move straight into!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen diner, three double bedrooms and a modern family bathroom. The kitchen benefits from modern units, high specification appliances and leads through to a utility room and double garage. The main bedroom benefits from an en suite shower room. Externally there are enviable wrap around gardens which are not overlooked with laid to lawn, paving and bedding areas. To the front there is a laid to lawn wrap around garden with driveway for multiple cars and access to the double garage.

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



# Whitecroft Meadows, Haslingden, BB4 4BA

## Offers Over £485,000

 3  2  1  D

- Beautifully Presented Detached Bungalow
- Spacious Reception Room
- Off Road Parking & Garage
- EPC Rating: D
- Three Bedrooms
- Modern Bathroom Suites
- Leasehold
- Contemporary Fitted Kitchen With Centre Island
- Wrap Around Gardens
- Council Tax Band E

### Ground Floor

#### Entrance Hallway

25'8 x 13'11 (7.82m x 4.24m)

Composite double glazed entrance door, UPVC double glazed window, two central heating radiators, spotlights, coving, loft access, oak single glazed double doors to the reception room, oak single glazed door to the kitchen and solid oak doors to three bedrooms and bathroom.

#### Reception Room

18'7 x 13'4 (5.66m x 4.06m)

Central heating radiator, cast iron multi fuel burning stove with slate surround and oak mantel, television point, coving, spotlights and UPVC double glazed sliding door to the rear.

#### Kitchen

16'7 x 16'7 (5.05m x 5.05m)

Two upright central heating radiators, central heating radiator, range of wall and base units with quartz surfaces and splashbacks, centre island, granite coated one and a half bowl sink with mixer tap, Neff electric double oven in a high rise unit, five ring gas hob, extractor hood, integrated full length fridge, dishwasher, larder and bin store, under unit lighting, spotlights, tiled flooring, oak doors to the utility, garage and water tank and UPVC double glazed sliding doors to the rear.

#### Utility Room

8'9 x 5'6 (2.67m x 1.68m)

UPVC double glazed window, central heating radiator, range of wall and base units with quartz surfaces and splashbacks, stainless steel sink with mixer tap, plumbing for washing machine, space for fridge freezer and dryer, spotlights and tiled flooring.

#### Garage

20'3 x 16' (6.17m x 4.88m)

Power, light, Worcester boiler and two up and over doors.

#### Bedroom One

18'7 x 10'8 (5.66m x 3.25m)

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

#### En Suite

10'5 x 8' (3.18m x 2.44m)

UPVC double glazed frosted window, heated towel rail, direct feed shower unit, vanity top wash basin, dual flush WC, tiled elevations, spotlights, extractor fan and tiled flooring.

#### Bedroom Two

14'1 x 10' (4.29m x 3.05m)

UPVC double glazed window, central heating radiator and spotlights.

#### Bedroom Three

10'5 x 8' (3.18m x 2.44m)

UPVC double glazed window and central heating radiator.

### Bathroom

12'11 x 10'6 (3.94m x 3.20m)

Two UPVC double glazed frosted window, heated towel rail, dual flush WC, panelled bath, direct feed shower unit, vanity top wash basin, tiled elevations, spotlights, extractor fan and tiled flooring.

### External

#### Front

Wrap around laid to lawn garden with planted beds, paving and a block paved driveway providing off road parking leading to the garage.

#### Rear

Laid to lawn garden with planted beds, paving and rockery.

