



Thirlmere Avenue, Haslingden, BB4 6LU

Offers Over £299,950

STUNNING FOUR BEDROOM SEMI DETACHED DORMER BUNAGLOW

Situated in the heart of Haslingden, Thirlmere Avenue presents an exceptional opportunity to acquire a beautifully renovated semi-detached dormer bungalow. This splendid property boasts four spacious bedrooms, making it ideal for families or those seeking extra space for guests or a home office.

As you approach the residence, you will appreciate the convenience of a driveway that accommodates multiple vehicles, ensuring ample parking for you and your visitors. The low-maintenance landscaped rear garden offers a serene outdoor space, perfect for relaxation or entertaining, while the large garage provides additional storage or workshop potential.

Step inside to discover a modern kitchen equipped with fitted appliances, seamlessly flowing into an open-plan lounge that radiates warmth and light. This inviting space extends into a bright second reception room, creating an ideal setting for family gatherings or quiet evenings at home.

The property features a well-appointed shower room and an en suite bathroom in the master bedroom, complete with a luxurious jetted bath, providing a touch of indulgence to your daily routine.

With its prime location in Haslingden, you will find yourself within easy reach of local amenities, schools, and transport links, making this home not only a comfortable retreat but also a practical choice for modern living. This stunning bungalow is a must-see for anyone looking to settle in a vibrant community while enjoying the comforts of a contemporary home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(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.

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 4  2  2  D

- Semi Detached Dormer Bungalow
- Two Reception Rooms
- Off Road Parking And Garage
- EPC Rating: D
- Four Bedrooms
- Contemporary Fitted Kitchen
- Tenure: Leasehold
- Two Bathrooms
- Low Maintenance Rear Garden
- Council Tax Band: C

Ground Floor

Hall

10'4 x 2'10 (3.15m x 0.86m)
UPVC double glazed frosted entrance door, upright central heating radiator, spotlights, open access to kitchen and doors to reception room one, shower room and bedroom four.

Kitchen

12'3 x 8'11 (3.73m x 2.72m)
UPVC double glazed window, spotlights, smoke alarm, wall and base units, granite worktops, integrated double oven and microwave in high rise unit, five ring electric hob, extractor hood, inset sink with draining ridges and mixer tap, integrated dishwasher, space for fridge freezer and wood effect flooring.

Shower Room

7'1 x 5'5 (2.16m x 1.65m)
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, wall mounted wash basin and mixer tap, direct feed walk-in shower, extractor fan, tiled elevation and tiled floor.

Bedroom Four

9'10 x 8'7 (3.00m x 2.62m)
UPVC double glazed window, upright central heating radiator, spotlights and wood effect flooring.

Reception Room One

33'7 x 11' (10.24m x 3.35m)
UPVC double glazed window, two central heating radiator, coving, spotlights, under stairs storage, wood effect flooring, stairs to first floor and UPVC double glazed French doors to conservatory.

Reception Room Two

16'2 x 9'1 (4.93m x 2.77m)
UPVC double glazed window, Velux window, spotlights, electric fire and two UPVC double glazed French doors to rear.

First Floor

Landing

9'10 x 3'9 (3.00m x 1.14m)
Doors to three bedrooms.

Bedroom One

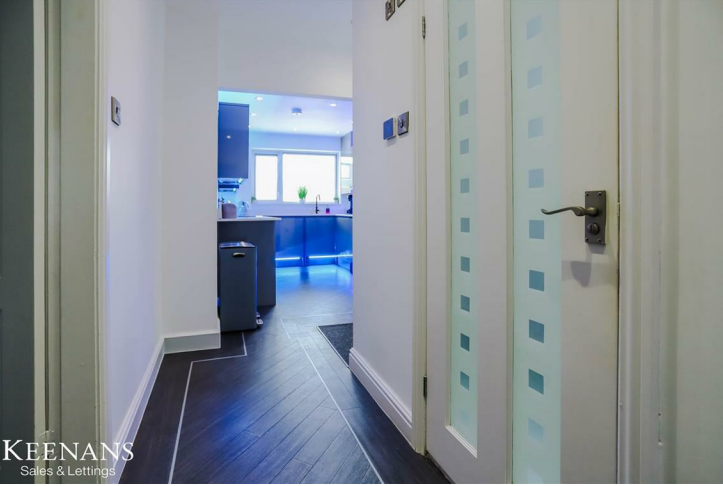
15' x 10'1 (4.57m x 3.07m)
Two UPVC double glazed windows, central heating radiator, spotlights and door to en suite.

En Suite

6'11 x 5'6 (2.11m x 1.68m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, corner bath with mixer tap, rinse head, water jets and direct feed shower over, extractor fan, tiled elevation and tiled floor.

Bedroom Two

10'4 x 9'10 (3.15m x 3.00m)
UPVC double glazed window, central heating radiator and spotlights.



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