



## Helmshore Road, Haslingden, BB4 4BG

£725,000

AN IMPRESSIVE AND SPACIOUS DETACHED FAMILY HOME

Situated in the sought-after area of Helmshore Road, Haslingden, this stunning detached house presents an exceptional opportunity for families seeking their dream home. With four generously sized reception rooms, this property offers ample space for both relaxation and entertainment, making it ideal for a growing family.

The home features four well-proportioned bedrooms, providing comfortable living quarters for all family members. The two bathrooms are thoughtfully designed, ensuring convenience and privacy. Throughout the property, you will find immaculate finishes and meticulous maintenance, creating a warm and inviting atmosphere that allows you to move in without any hassle.

One of the standout features of this residence is the breathtaking views that it boasts, enhancing the overall appeal of the home. The spacious living accommodation flows beautifully, allowing for a seamless transition between rooms, perfect for both everyday living and hosting gatherings.

In addition to its impressive interior, this property offers easy access to nearby amenities, ensuring that all your daily needs are within reach. Major commuter routes are also conveniently located, making travel to surrounding areas straightforward.

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	

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.

# Helmshore Road, Haslingden, BB4 4BG

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- Tenure Freehold
- Council Tax Band F
- EPC Rating C
- Off Road Parking
- Viewing Essential
- Abundance Of Space
- Sought After Location
- Four Generously Sized Reception Rooms
- Easy Access To Major Network Links
- Close Proximity To Local Amenities

## Ground Floor

### Entrance

UPVC double glazed door to porch.

### Porch

6'8 x 4'10 (2.03m x 1.47m)

UPVC double glazed window, tiled floor, polycarbonate pitched roof and two double glazed doors to the hallway.

### Hallway

16'7 x 13' (5.05m x 3.96m)

Central heating radiator, smoke alarms, two ceiling roses, coving, wood flooring, stairs to first floor, doors to WC, cloakroom, dining room, kitchen, snug and reception room.

### Kitchen

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

UPVC double glazed window, central heating radiator, range of wall and base units, granite worktops, island and breakfast bar, Neff double oven in a high rise unit, four ring induction hob, extractor hood, tiled splash back, inset composite Franke sink with integrated draining ridges and mixer tap, plumbed for dishwasher, space for fridge freezer, spotlights, coving, tiled floor, door to utility, dining room and hard wood double glazed frosted single glazed leaded door to rear.

### Utility Room

10'1 x 5'3 (3.07m x 1.60m)

UPVC double glazed window, central heating radiator, range of base units with laminate work tops, stainless steel sink and drainer, plumbed for washing machine, dryer, coving, tiled floor and door to garage.

### Garage

22'4 x 18'8 (6.81m x 5.69m)

UPVC double glazed window, two up and over doors, stairs to the game room and open access to the boiler room.

### Boiler Room

11'7 x 4'5 (3.53m x 1.35m)

UPVC double glazed window, boiler and water tank.

### WC

7'4 x 2'11 (2.24m x 0.89m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, part tiled elevation, coving and wood flooring.

### Dining Room

14'1 x 13' (4.29m x 3.96m)

UPVC double glazed window, central heating radiator, coving, wood flooring and door to kitchen.

### Snug

13' x 10'6 (3.96m x 3.20m)

UPVC double glazed window, central heating radiator, ceiling rose, coving and wood flooring.

### Reception Room

21' x 18'9 (6.40m x 5.72m)

Two circular double glazed windows, UPVC double glazed window, central heating radiator, two ceiling roses, coving, cast iron log burner with stone surround and UPVC double glazed French doors to sunroom.

### Sunroom

14'2 x 10'10 (4.32m x 3.30m)

Mostly UPVC double glazed windows with solid roof, two skylights, spotlights, exposed stone elevation, tiled floor and UPVC double glazed French doors to garden.

### First Floor

### Landing

16'4 x 4'3 (4.98m x 1.30m)

Loft access, coving, doors to four bedrooms and bathroom.

### Bedroom One Dressing Area

9'8 x 5'11 (2.95m x 1.80m)

Velux window, central heating radiator, fitted vanity area and drawers, doors to en suite and open access to bedroom one.

### En Suite

5'11 x 5'5 (1.80m x 1.65m)

Velux window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, corner direct feed shower, coving, spotlights, tiled elevation and Karndean tiled flooring.

### Bedroom One

13'2 x 12'4 (4.01m x 3.76m)

Two UPVC double glazed window, central heating radiator, fitted wardrobes with access to under eave storage.

### Bedroom Two

14'2 x 11'7 (4.32m x 3.53m)

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

### Bedroom Three

14'1 x 11'2 (4.29m x 3.40m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to games room.

### Games Room

21'11 x 18'4 (6.68m x 5.59m)

Central heating radiator and door to under eave storage.

### Bedroom Four

13'1 x 9'6 (3.99m x 2.90m)

UPVC double glazed window, central heating radiator and coving.

### Bathroom

9'10 x 9'9 (3.00m x 2.97m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, freestanding oval bath with mixer tap and rinse head, walk in direct feed rainfall shower, PVC panel elevation, tiled floor and spotlights.

### External

Private gravel chip driveway, leading to gravel chip off road parking for numerous vehicles, laid to lawn garden with bedding areas, gravel chipping and Indian stone paving. Views from the garden across the hills and valley.



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