



## Whitecroft Avenue, Haslingden, BB4 4BU

£350,000

SPACIOUS THREE BEDROOM PROPERTY, PERFECT FOR A FAMILY.

Nestled on the desirable Whitecroft Avenue, this impressive three-bedroom house offers a perfect blend of modern living and comfort. The property boasts a spacious layout, featuring two large reception rooms that provide ample space for relaxation and entertaining. These rooms seamlessly lead into a contemporary kitchen, fully fitted with modern fixtures and fittings, making it a delightful space for culinary enthusiasts.

The highlight of this home is undoubtedly the beautiful bathroom, which features a luxurious freestanding bath, perfect for unwinding after a long day. Additionally, the master bedroom benefits from an en suite, providing both privacy and convenience.

Outside, the property continues to impress with a large rear garden, ideal for family gatherings or simply enjoying the outdoors. For those with pets, there is an animal pen, ensuring your furry friends have their own space to roam. The property also includes a garage, providing secure storage, and an electric car charging point, catering to the needs of modern living.

This home is not just a property; it is a lifestyle choice, offering comfort, convenience, and a touch of luxury in a sought-after location. Whether you are a growing family or simply seeking more space, this house on Whitecroft Avenue is a must-see.

For more information and to book a viewing please contact our Rossendale branch as soon as possible.

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

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- Spacious Three Bedroom Mid Terraced Property
- Tenure - Leasehold
- Two Reception Rooms
- Ideal Family Home
- Family Bathroom, En-Suite & Downstairs W/C
- EPC Rating - TBC
- Garden To Rear
- Council Tax Band - C
- Detached Garage & Off Road Parking To Rear
- Viewing Essential

## Ground Floor

### Entrance Hallway

15'7 x 3'3 (4.75m x 0.99m)

Hardwood entrance door, central heating radiator, dado rail, cornice coving, corbels, wood effect flooring, stairs to the first floor and doors to two reception rooms.

### Reception Room One

15' x 11'8 (4.57m x 3.56m)

UPVC double glazed window, central heating radiator, multi fuel burning stove with brick surround and wooden mantel, two feature wall lights, cornice coving, ceiling rose, wood effect flooring, door to kitchen and sliding door to the pantry.

### Reception Room Two

11'8 x 11'1 (3.56m x 3.38m)

Hardwood double glazed bay window, central heating radiator, multi fuel burning stove with brick surround and wooden mantel, cornice coving and wood effect flooring.

### Kitchen

15'6 x 9' (4.72m x 2.74m)

Two UPVC double glazed windows, central heating radiator, range of panelled wall and base units with granite surfaces and splashbacks, ceramic one and a half bowl sink with Quooker tap, electric double oven in a high rise unit, five ring gas hob, extractor hood, integrated fridge freezer and dishwasher, coving, smoke alarm, spotlights, tiled flooring with underfloor heating, and composite double glazed door to the rear.

### Utility Room

6'2 x 4'2 (1.88m x 1.27m)

UPVC double glazed window, range of panelled base units with marble effect surfaces, plumbing for washing machine, tiled flooring and door to the WC.

### WC

4'2 x 3' (1.27m x 0.91m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin, tiled elevations and tiled flooring.

## First Floor

### Landing

15'2 x 5'1 (4.62m x 1.55m)

Stairs to the second floor and doors to two bedrooms and bathroom.

## Bedroom Two

14'9 x 11'8 (4.50m x 3.56m)

Two UPVC double glazed windows, central heating radiator, coving and walnut flooring.

## Bedroom Three

15'2 x 9'4 (4.62m x 2.84m)

UPVC double glazed window, central heating radiator and coving.

## Bathroom

8'6 x 7'2 (2.59m x 2.18m)

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

## Second Floor

### Landing

9'1 x 2'5 (2.77m x 0.74m)

Smoke alarm and door to bedroom one.

## Bedroom One

18' x 10'5 (5.49m x 3.18m)

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

## En Suite

6' x 5'2 (1.83m x 1.57m)

Velux window, chrome heated towel rail, dual flush WC, vanity top wash basin, electric feed shower unit, tiled elevations, spotlights and extractor fan.

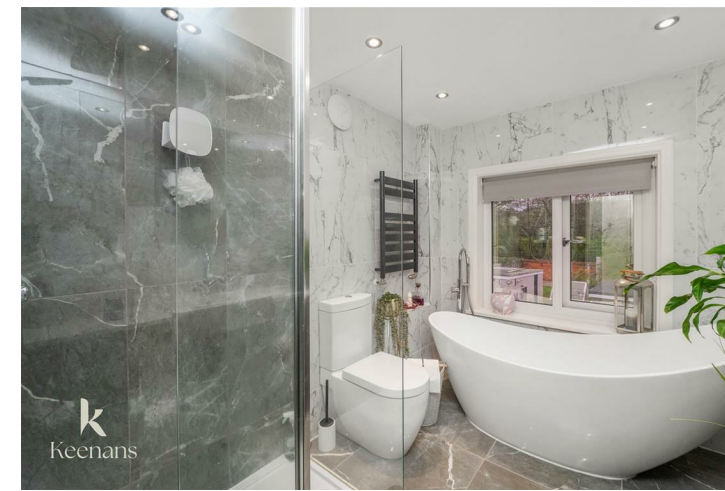
## External

### Front

Indian stone paving.

### Rear

Indian stone paved and laid to lawn garden with animal pen, planted beds, off road parking with electric car charging point and access to the garage.



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