



Pennine Avenue, Blackley, HX5 0AR
£485,000

E&H Edkins Holmes
ESTATE AGENTS

A spacious, four bedroom, executive property situated on this popular residential development located in the sought after area of Blackley. Ideally suited to modern family living with a high specification dining kitchen, two reception rooms, two en-suite bedrooms, utility and cloakroom and a well proportioned garden along with spacious double garage. This house is conveniently located for local schools and the M62 motorway network and would make an ideal purchase for those wishing to commute to Leeds or Manchester, as well as those with a growing family.

The accommodation, in brief, comprises: Entrance hall, lounge, dining kitchen, second reception/family room, utility room, cloakroom and access to the integral garage to the ground floor, On the first floor is the master bedroom with dressing area and en-suite, a second en-suite bedroom, two further double bedrooms and the house bathroom. Externally there is a block paved driveway leading to the double garage and open lawn garden to the front. To the rear is an enclosed lawn garden.



Entrance Hall

Karndean flooring. Radiator. Composite door to front elevation.

Cloakroom

Wash hand basin. Low flush W.C. Partially tiled. Karndean flooring. Radiator. UPVC double glazed window to rear elevation.

Lounge 18'8" x 11'8" (5.690 x 3.575)

Radiator. UPVC double glazed Bay window to front elevation.

Second Reception / Family Room 12'0" x 10'11" (3.674 x 3.336)

Karndean flooring. Radiator. UPVC double glazed window to rear elevation.

Dining Kitchen 12'0" x 18'1" (3.660 x 5.519)

Fitted kitchen with a range of wall and base units. Stainless steel one and a half bowl sink. Eye level electric double oven. Five ring gas hob. Stainless steel and glass cooker hood. Karndean flooring. UPVC double glazed French doors to rear elevation. UPVC double glazed window to rear elevation.

Utility Room 8'9" x 5'10" (2.690 x 1.788)

Wall and base units. Plumbing for washing machine. Karndean flooring. Radiator. Door to side elevation.

Landing

Stairs leading from entrance hall. Radiator. UPVC double glazed window to front elevation.

Master Bedroom 16'0" x 10'6" (4.887 x 3.221)

Dressing area with fitted wardrobes. Radiator. UPVC double glazed window to rear elevation.

En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Partially tiled. Karndean flooring. Radiator. Extractor fan. UPVC double glazed window to rear elevation.

Bedroom Two 12'0" x 11'9" (3.676 x 3.586)

Radiator. UPVC double glazed window to front elevation.

En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Partially tiled. Radiator. Extractor fan. UPVC double glazed window to side elevation.

Bedroom Three 12'3" x 12'8" (3.745 x 3.862)

Loft access. Radiator. UPVC double glazed window to rear elevation.

Bedroom Four 10'6" x 9'7" (3.216 x 2.935)

Radiator. UPVC double glazed window to rear elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath. Separate shower cubicle. Partially tiled. Radiator. Extractor fan. UPVC double glazed window to front elevation.

Integral Garage 19'8" max x 16'6" max (6.008 max x 5.039 max)

Electric roller doors. Power. Light. Boiler.

Parking

Driveway parking for two cars. Electric car charging point.

Front Garden

Open lawn garden.

Rear Garden

Enclosed lawn and patio garden with raised flower beds. Shed.

Council Tax Band

E

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is: sharp.faster.stages

Disclaimer

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