



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.

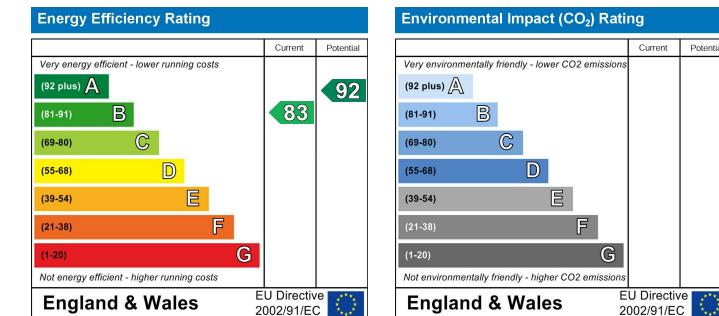
The three words designated to this property is:
sharp.faster.stages

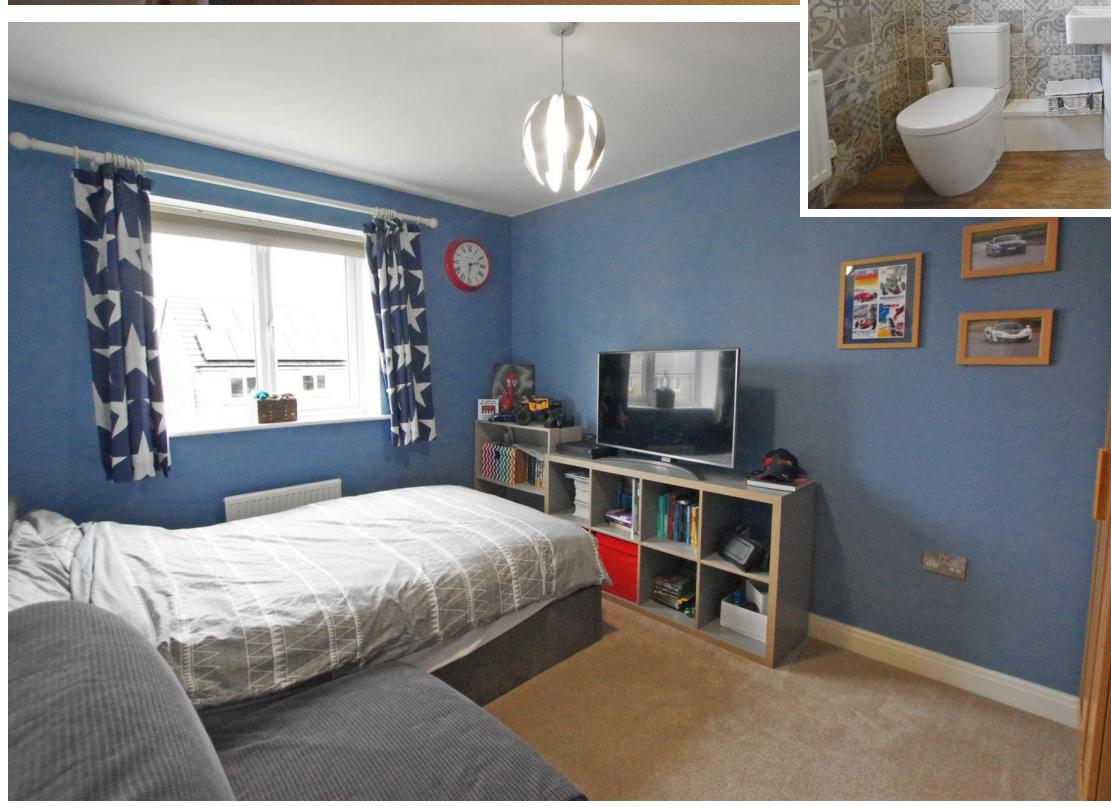
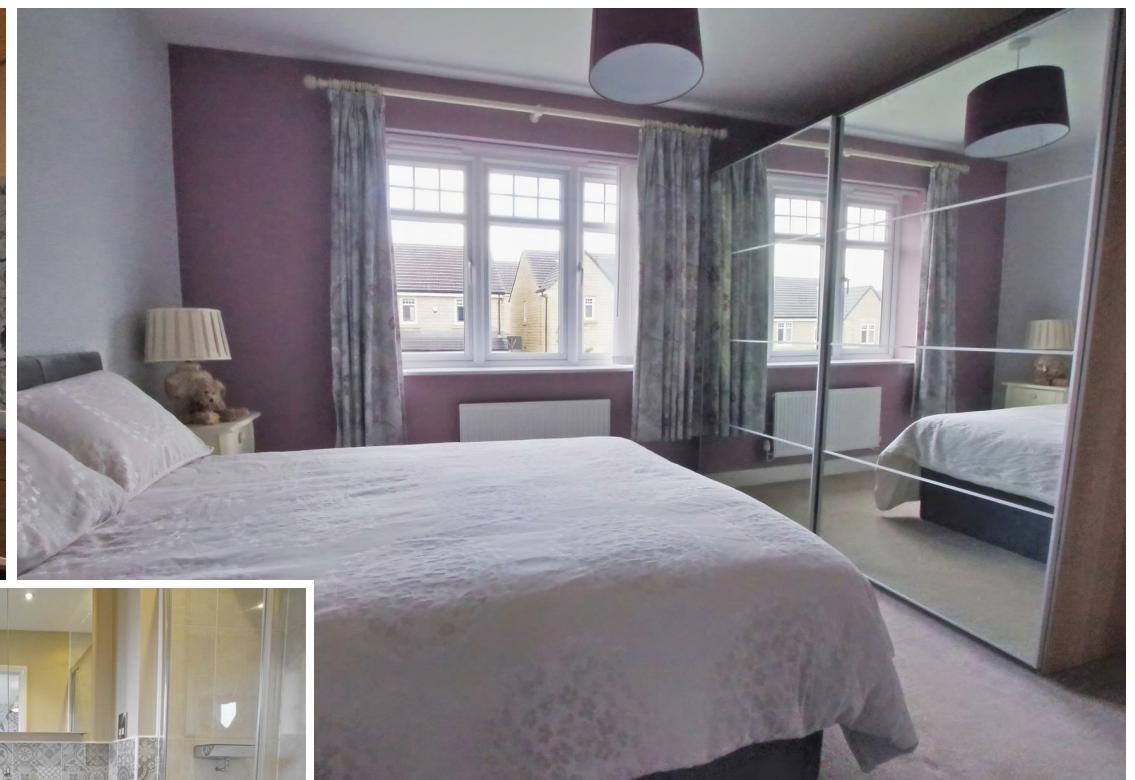
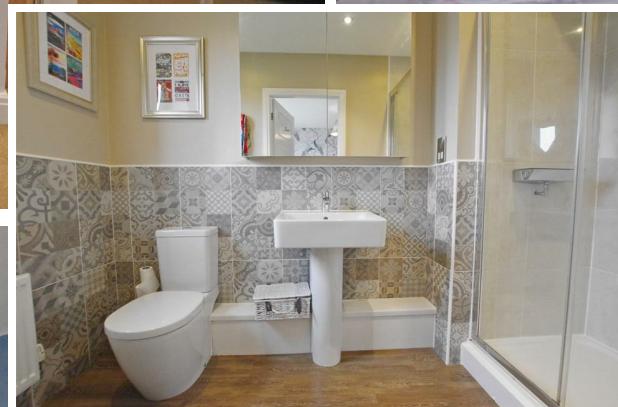
Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales

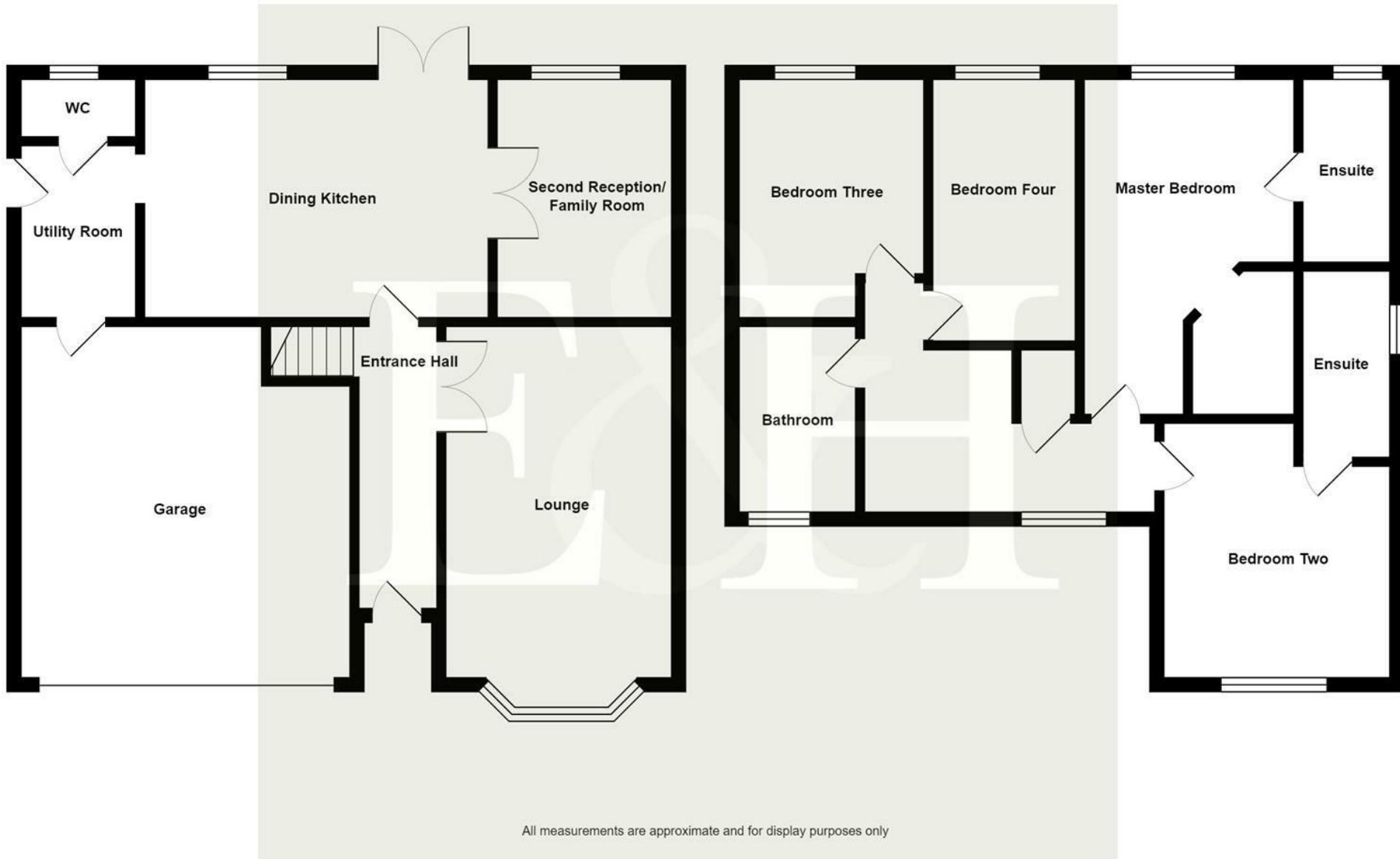
details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.

We are not a member of a client money protection scheme.









6a Stainland Rd, West Vale, Halifax, West Yorkshire, HX4 8AD
www.edkinsandholmes.co.uk • 01422 310044