



**1 Kirkhill Avenue, Haslingden, Rawtenstall, Rossendale, BB4 6UB**

**£450,000**

This truly exceptional four-bedroom detached family home, located on Kirkhill Avenue in the heart of Haslingden, Rossendale, combines impeccable presentation with an abundance of space and versatility, making it the perfect property for modern family living. Set on an impressively spacious plot, this home spans three well-proportioned floors and offers a wealth of features that are sure to impress, including a beautifully landscaped garden for entertaining, a detached double garage, and a large driveway providing ample parking for multiple vehicles.

**the purple**  
property shop

**Tel: 01204 598979**

Ground Floor

Study / Cloak Room

2.09m x 2.76m (6' 10" x 9' 1")

Downstairs WC

1.05m x 0.85m (3' 5" x 2' 9")

Lower Level

Living Room

5.5m x 3.9m (18' 1" x 12' 10")

Conservatory

3.81m x 3.42m (12' 6" x 11' 3")

Dining Room

2.62m x 3.30m (8' 7" x 10' 10")

Kitchen

3.7m x 2.7m (12' 2" x 8' 10")

Utility Room

1.70m x 2.50m (5' 7" x 8' 2")

Garage

5.02m x 5.41m (16' 6" x 17' 9")

First Floor

Main Bedroom

3.56m x 3.12m (11' 8" x 10' 3")

En-Suite

1.85m x 1.80m (6' 1" x 5' 11")

Bedroom 2

2.53m x 3.61m (8' 4" x 11' 10")

Bedroom 3

2.36m x 2.75m (7' 9" x 9' 0")

Bedroom 4

2.53m x 2.40m (8' 4" x 7' 10")

Bathroom

1.86m x 2.57m (6' 1" x 8' 5")

