



BEAUMARIS  
CLOSE  
Haslingden



## A WARM WELCOME

Wrapped up in greenery, Beaumaris Close, a humble home on first glance, has big plans for the future...

Park up on the driveway before the double garage, before making your way to the front door and stepping into the entrance porch, where there is space for coats and shoes.

Continue inside, flowing through into an expansive open plan living room. Light and bright, views abound through the large patio windows to the rear, looking out over the enormous garden. Bleached wooden flooring flows underfoot, while a white marble surround houses a gas fire for those chilly winter nights. Here, there is ample space for all the family.

Turning out of the living room, sneak a peek at the utility room, with plumbing for a washer and dryer and access out to the side, before continuing on into the kitchen.

Fully equipped with a range of dove grey cabinetry with matt grey worktops, this spacious kitchen is also furnished with an electric oven and grill, electric hob and stainless steel sink. There is also space for a freestanding dishwasher and American style fridge-freezer. Views abound from the window over the private and enclosed garden to the rear.

Returning to the entrance hallway, discover the dining room, carpeted in raspberry tones underfoot and with a bright aspect out to the front driveway, where you can observe gentle comings and goings at the end of this quiet cul-de-sac.

## REST & REFRESH

Turning left from the dining room, discover the bedrooms. Along and to the right lies the first of three bedrooms, decorated in neutral tones and featuring fitted wardrobes. A window to the rear captures views of a pretty patio seating area and a mature evergreen tree.

Freshen up in the modern wet room next door, tiled to the walls in buff and a mosaic of earthy tones underfoot; a wash basin and WC feature alongside a shower, with a storage cabinet also fitted to the wall opposite.

Along the hallway, pass an airing cupboard, continuing ahead to a second bedroom on the right. Fitted cupboards and drawers fringe the ceiling and floor providing an abundance of storage. With space for a double bed, private, peaceful views of the garden are framed through a window to the rear.

Opposite, the largest of the three bedrooms awaits, featuring fitted furniture once more and dressed in fern green. Mirrored wardrobes provide plenty of storage, with the added bonus of an ensuite with shower, WC and wash basin.



## A HOME WITH GROWING ROOM

A bungalow with so much more than meets the eye, Beaumaris Close comes replete with planning permission to double its size, with an extension up and full remodel downstairs. Full height windows will extend up from the extended kitchen, reimagined as a contemporary open-plan family living- dining space, where sliding doors open to blur the boundary between the outdoors and within. With the bedrooms relocated to the upstairs, the ground floor will benefit from the addition of a private home office to the front, a downstairs cloakroom and WC and a large front facing lounge, catering perfectly to entertaining and modern family life.

The three current downstairs bedrooms will be upgraded to five bedrooms on the upstairs level, three of which will benefit from ensembles and two with their own walk-in wardrobes, in addition to a large family bathroom.

## DESIRABLE LOCATION

Popular with families, the area in which No. 7 is nestled is renowned for its local schools; Haslingden Primary and High Schools are less than a five minute drive away and are both rated 'Good' by Ofsted, whilst the esteemed Bacup and Rawtenstall Grammar School is also within easy reach.

Close to a number of amenities, a large Tesco superstore is under ten minutes' walk away, with an array of supermarkets and shops also available in the town centre of Rossendale. Alongside a Morrisons and an Asda, discover all the essential stores including award winning butchers and bakers.

Dine out at a selection of restaurants, catering to all tastes and cuisines including Mediterranean and Asian styles as well as contemporary British.

With ample opportunities to engage in sport nearby, grab your skis and head to Rossendale's famous dry slope; perfect your swing at Rossendale Golf Club or join Haslingden Cricket Club Cocooned in countryside, Haslingden is the ideal location for those who simply enjoy pulling on their walking boots and hiking.

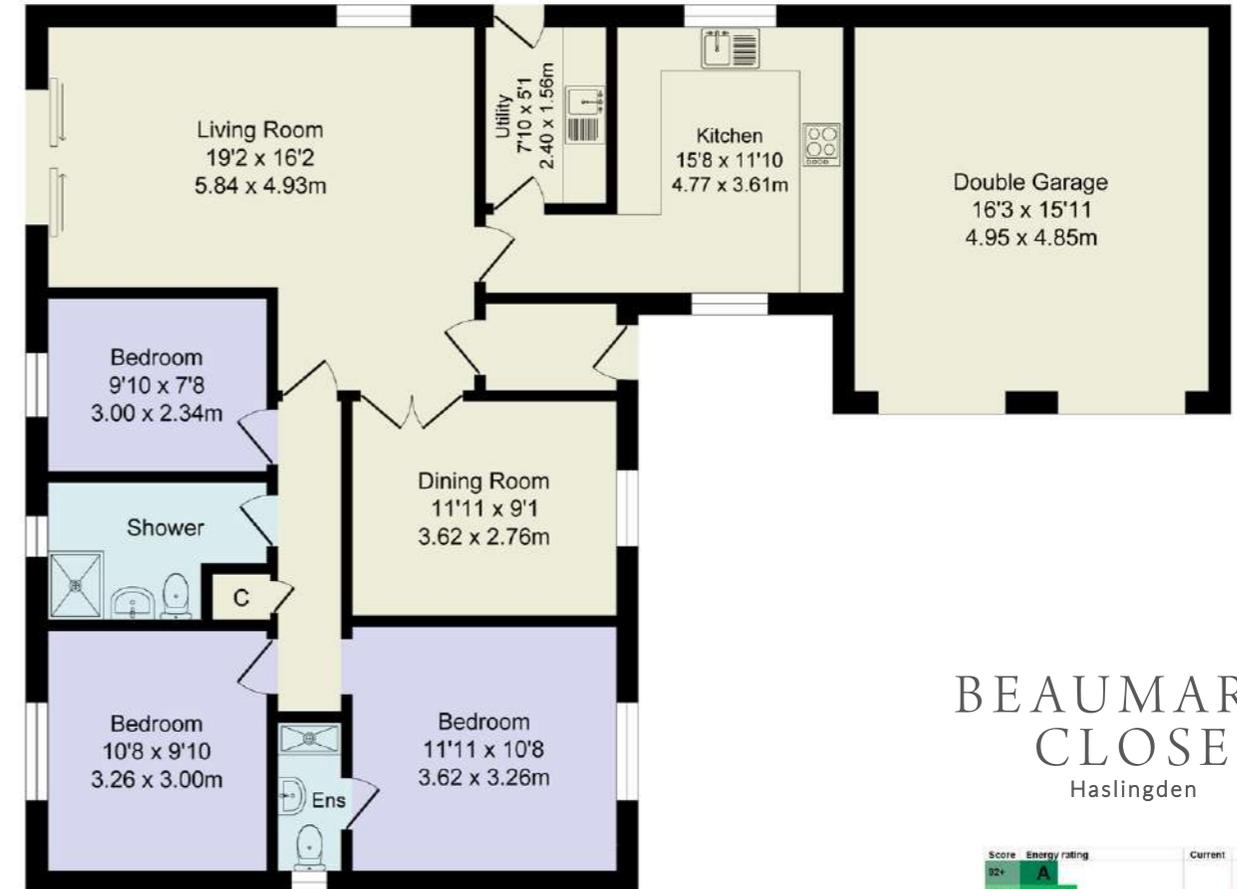
Perfectly placed for commuters, No. 7 is conveniently close to the A56 bypass for links to Manchester, Preston, Burnley, Bury and Rochdale.

For those looking to create their own dream home in a desirable area with so much potential, Beaumaris Close is brimming with versatility. Book your viewing today.



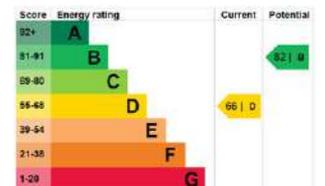
## Total Approx. Floor Area 1345 Sq.ft. (125.0 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



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## BEAUMARIS CLOSE Haslingden



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WAINWRIGHTS  
ESTATE AGENTS

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