



*24 Singleton Avenue
Read
Offers in The Region Of: £300,000*



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24 Singleton Avenue, Read

A four-bedroom detached family home occupying a prime plot on a pleasant cul de sac, in the highly sought after Ribble Valley village of Read, conveniently situated for local amenities and transport links.

Briefly comprising, entrance porch, welcoming entrance hall, spacious light filled lounge, dining room, kitchen, and downstairs WC on the ground floor, along with four bedrooms and family shower room on the first floor.

Externally the property boasts, a private drive and attached single garage along with mature, attractive front and rear gardens.



ENTRANCE PORCH

A wooden entrance door opens into the wooden glazed entrance porch with carpeted flooring.

ENTRANCE HALL

The welcoming entrance hall, briefly comprising, first floor wrought iron staircase with wooden treads, built in storage cupboard, radiator, carpeted flooring, and ceiling light point.

DOWNSTAIRS WC

Accessed from the entrance hall with UPVC double glazed frosted window, briefly comprising, low level WC, pedestal sink with chrome taps, radiator, carpeted flooring, and ceiling light point.

LOUNGE

The spacious, attractive light filled lounge with two UPVC double glazed windows overlooking the front of the property, briefly comprising, living flame gas fire with brass surround, two radiators, carpeted flooring, and two ceiling light points.

DINING ROOM

The dining room, with UPVC double glazed window overlooking the attractive rear garden, briefly comprising, built in storage cupboard, radiator, carpeted flooring, and ceiling light point.

KITCHEN

The kitchen with UPVC double glazed window overlooking the attractive rear garden, briefly comprising, a range of light Oak effect base and wall mounted units with complementary laminate work surfaces, ceramic tile splashbacks, stainless steel sink with drainer and chrome mixer tap, freestanding Tricity Bendix electric cooker, built in pantry cupboard, space and plumbing for a dishwasher, space for a free-standing fridge freezer, serving hatch to dining room, vinyl flooring, and ceiling light point. The kitchen allows access into the attached garage which has space and plumbing for a washing machine.

BEDROOM ONE

A spacious bright double bedroom with UPVC double glazed window overlooking the front of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point.

BEDROOM TWO

A double bedroom with UPVC double glazed window overlooking the rear of the property with lovely far reaching countryside views, briefly comprising, radiator, carpeted flooring, and ceiling light point.

BEDROOM THREE

Another double bedroom with UPVC double glazed window overlooking the front of the property, briefly comprising, built in storage cupboard housing the properties Biasi combination boiler, radiator, carpeted flooring, and ceiling light point.

BEDROOM FOUR

A single bedroom with UPVC double glazed window overlooking the rear of the property with lovely far reaching countryside views, briefly comprising, built in storage cupboard and storage shelves, radiator, carpeted flooring, and ceiling light point.

FAMILY SHOWER ROOM

A good-sized shower room with UPVC double glazed frosted window, briefly comprising, double shower enclosure with Mira electric shower, pedestal sink with chrome taps, low level WC, built in storage cupboard and display shelves, ceramic wall tiles, radiator, vinyl flooring, and ceiling light point.

EXTERNAL

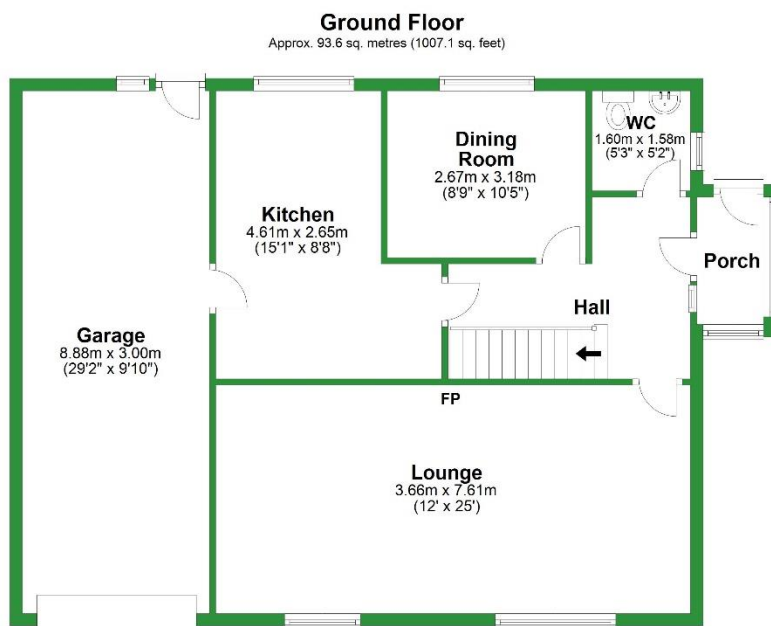
To the front of the property there is a private tarmac drive, single attached garage, and attractive mature garden area.

To the rear of the property there is an attractive, enclosed South facing garden with lawn area with stepping stone path and mature border planting.

ADDITIONAL INFORMATION

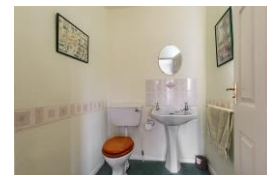
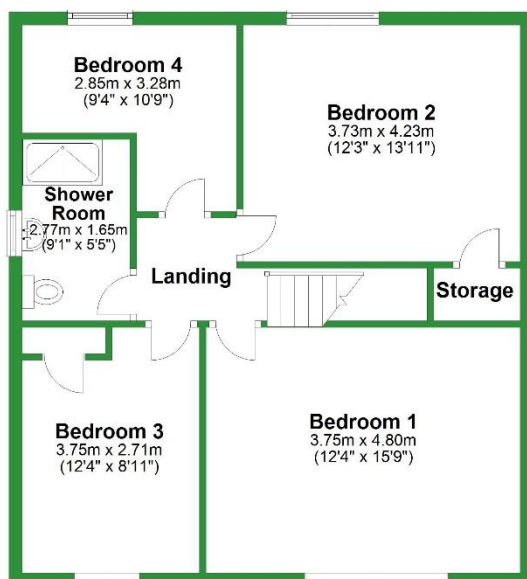
Tenure = Freehold





Total area: approx. 157.3 sq. metres (1692.7 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.



VIEWINGS

All viewings must be made through Pendle Hill Properties. Call 01282 772048 to arrange an appointment, alternatively call into our office.

OFFERS

If you would like to make an offer on this or any of our properties, please contact the office on 01282 772048.

Proof of funds will be required before any offer can be accepted.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

