



Victoria Court
Haslingden

Miller Metcalfe
Every step of the way

Victoria Court

Haslingden

Detached



4



2

EPC Rating - C

Occupying a commanding and enviable plot, perfectly positioned at the foot of a quiet cul-de-sac of modern properties sits this fantastic four bedroom detached home.

Available immediately with no onward chain, the property would make a smart purchase for a growing family to enjoy for years to come. Take advantage of a huge living space, four generous bedrooms, integral garage and an en-suite master bedroom. For those looking for plenty of living space perfect for modern family living this should definitely be of interest!

Victoria Court is a quiet and well regarded cul-de-sac located in Haslingden just off Helmshore Road. There's an abundance of amenities on the doorstep such as shops, schools and leisure facilities. For those that enjoy outdoor pursuits there's plenty of popular walking trails across nearby countryside. For those that need to commute and travel, there's fantastic links to Bury, Blackburn, Preston, Manchester and beyond.

The accommodation briefly comprises of; entrance door leading to a bright, warm and welcoming hallway with a door leading to a fitted kitchen with a combination of base and eye level fitted units which leads to a separate utility room. The hallway provides access to a cloakroom and integral garage and at the rear you'll find spacious living space which spans the full width of the property and has plenty of light. Take the stairs to the first floor and you'll find four large bedrooms with the master benefitting from an en-suite bathroom in addition to the family bathroom.

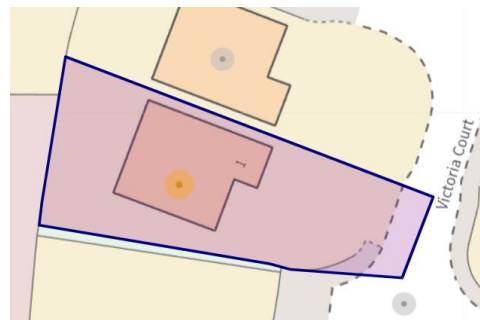
BROADBAND
Basic 9 Mbps
Superfast 55 Mbps
Ultrafast 1000 Mbps

SATELLITE / FIBRE TV AVAILABILITY
BT
Sky

TENURE
Leasehold
999 years from 2007

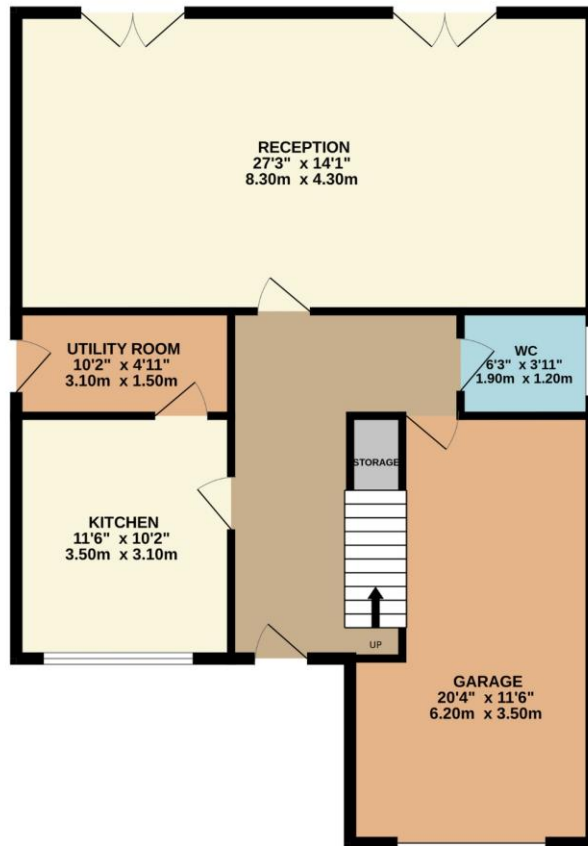
LOCAL AUTHORITY
Lancashire Council
Band E
Annual Price: £2827

MOBILE COVERAGE
EE
Vodafone
Three
O2

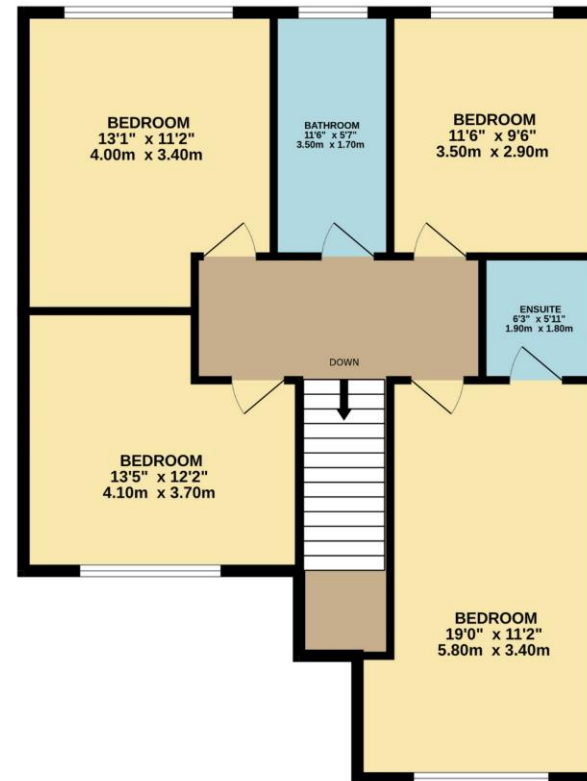




GROUND FLOOR
949 sq.ft. (88.2 sq.m.) approx.



1ST FLOOR
858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA : 1807 sq.ft. (167.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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