



Linden Crescent, TS15 9FX

4 Bed - House - Detached

£349,995

Either side of the front door of the Pendlebury are full length windows so, on entering the wide hallway, there is an immediate sense of space and light, all the way from the front to the back of the home. Due to the open plan layout, from the hallway you can see the dual aspect bi-fold doors, letting maximum light into the sociable dining area, and giving access to the landscaped rear garden. To the left of the hallway is a separate living room with bay window overlooking the front garden and another window with a view to the back - ideal for families wanting extra space. To the right, as you enter, is a study. As well as, a Milan-inspired kitchen, with integrated appliances you'll find a good size utility room, offering space for a washing machine and leading to a large WC, featuring contemporary full-height tiling. There's also an under-stairs storage cupboard.

Upstairs, the master bedroom benefits from en suite shower room, featuring contemporary full-height tiling and digital shower, large fitted wardrobes, with sliding doors, and dual aspect windows with a bay to the front. The family bathroom, with full-height tiling, heated towel rail, double ended bath, and floating sanitaryware, serves three further double bedrooms and a generous single bedroom. On the landing is a good sized storage cupboard. Gas central heating throughout controlled by smart thermostat



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| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| 100-90% A | | | 100-90% A | | |
| 89-81% B | | | 89-81% B | | |
| 80-69% C | | | 80-69% C | | |
| 69-55% D | | | 69-55% D | | |
| 54-49% E | | | 54-49% E | | |
| 48-27% F | | | 48-27% F | | |
| 1-26% G | | | 1-26% G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |

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