





Clough Gardens, Haslingden, BB4 5AP
Offers Over £105,000

Situated in a highly desirable area of Haslingden, this well-presented ground-floor apartment offers comfortable, low-maintenance living in a convenient location. Benefitting from vacant possession, it is ready for immediate occupation or to be added to an investment portfolio.

The property is ideal for buyers seeking step-free access, with parking conveniently located directly outside the front door. Internally, the apartment is decorated in neutral tones throughout, providing a blank canvas for a new owner to personalise.

The accommodation comprises a welcoming living area, a fitted kitchen with an integrated electric hob, oven and fridge freezer, a spacious bedroom, and a modern bathroom.

Located within easy reach of Haslingden town centre, the property enjoys excellent access to local amenities, beautiful countryside walks and the motorway network, making it an excellent choice for commuters and those who enjoy the outdoors.

For investors, the property offers strong rental potential, with an anticipated rental income of up to £9000 per annum, making it an attractive buy-to-let opportunity.

Early viewing is highly recommended to appreciate the location and potential this apartment has to offer.

Lounge/Kitchen
20'11" x 11'9" (6.40 x 3.60)

Bedroom
11'1" x 6'10" (3.40 x 2.10)

Bedroom
12'9" x 8'10" (3.90 x 2.70)

Bathroom
6'2" x 7'6" (1.90 x 2.30)

Disclaimer:
These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced for general information, and it must not be inferred that any item is included for sale with the property.

Tenure - Leasehold

To be confirmed by the Vendor’s Solicitors

Possession:

Vacant possession upon completion

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Letting

Important Information For Successful Buyers:
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by



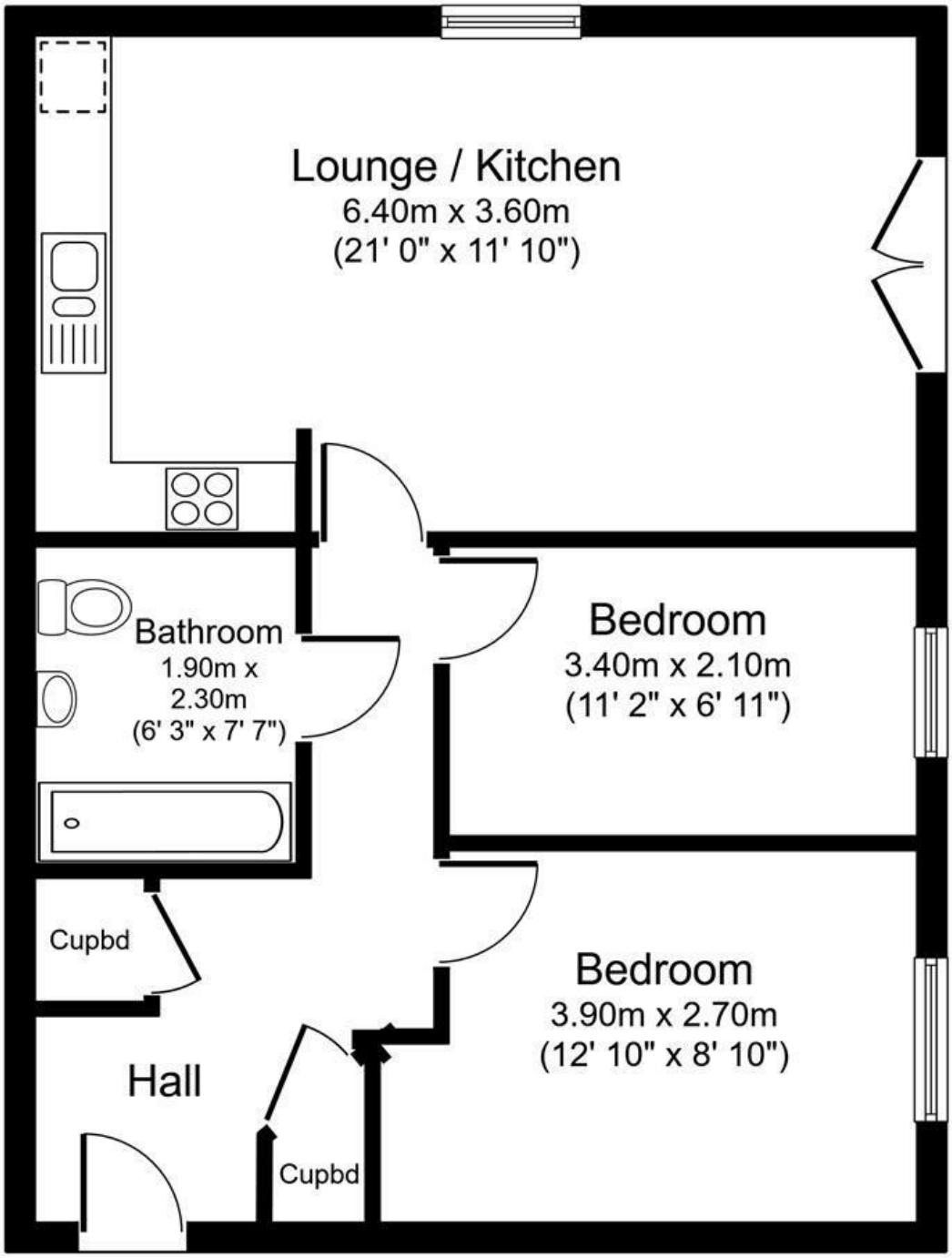


Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £65 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



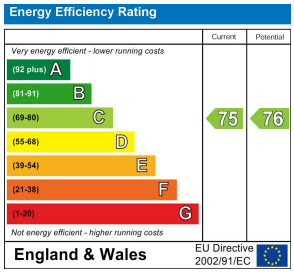


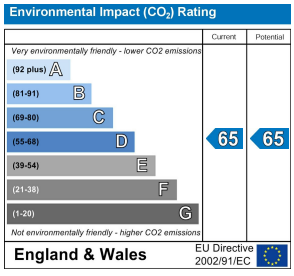
Total floor area 55.0 sq.m. (592 sq.ft.) approx



Floor Plan

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The Property Ombudsman SALES

The Property Ombudsman LETTINGS

SAFE AGENT Reg. Nº S3691

UK ALA

NLA NATIONAL LANDLORDS ASSOCIATION

RLA RESIDENTIAL LANDLORDS ASSOCIATION

DPS The Deposit Protection Service

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