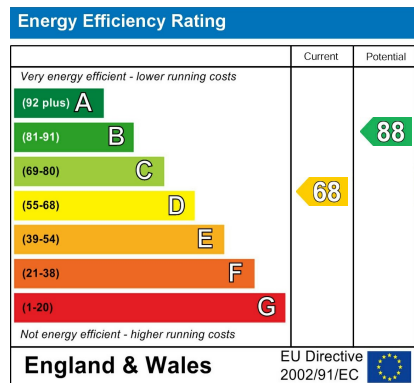
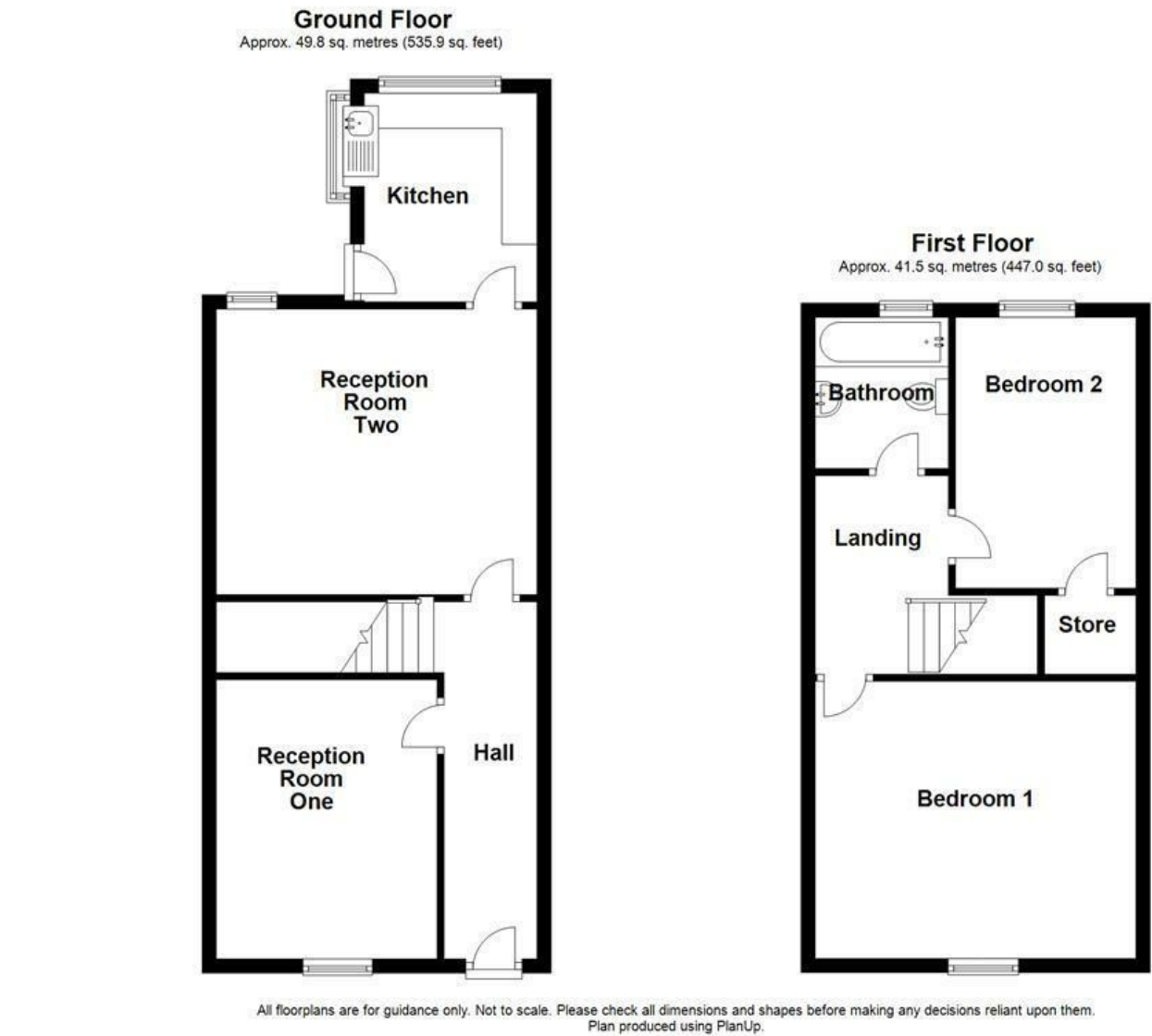




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Warburton Street, Haslingden, BB4 4PG

£795

A TWO BEDROOM TERRACED HOME

This two bedroom property is being welcomed to the market. from a popular location in Rossendale. The property is conveniently situated for local amenities, regarded schools and links to major commuter routes. It is ideally suited for a small family unit or professional couple. It is a well maintained, neutrally finished home with spacious rooms, two reception rooms and two generously sized bedrooms.

The property comprises briefly; a welcoming entrance hallway provides access on to two spacious reception rooms and staircase to the first floor. The second reception room leads on to a kitchen. The first floor comprises of doors on to two bedrooms and a bathroom. Externally there is an enclosed yard to the rear.

For further information or to arrange a viewing please contact our Lettings team at your earliest convenience. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansestateagents

Warburton Street, Haslingden, BB4 4PG

£795

 2  1  2  D

- Tenure Leasehold
 - On Street Parking
 - Fitted Kitchen
 - Close Proximity To Amenities
- Council Tax Band A
 - Two Bedroom Mid Terraced Property
 - Ideal home For Small Family Or A Couple
- EPC rating D
 - Three Piece Bathroom Suite
 - Close Proximity To Major Commuter Routes

Ground Floor

Entrance

Via a UPVC door to hall.

Hall

16'8 x 3'3 (5.08m x 0.99m)

Central heating radiator, wood effect floor, doors to two reception rooms and stairs to first floor.

Reception Room One

13' x 10'4 (3.96m x 3.15m)

UPVC double glazed window, central heating radiator, meter cupboard, granite effect hearth and surround with oak mantle and wood effect floor.

Reception Room Two

14' x 13'4 (4.27m x 4.06m)

UPVC double glazed window, central heating radiator, ceiling rose and hard wood single glazed door to kitchen.

Kitchen

9'9 x 8' (2.97m x 2.44m)

UPVC double glazed window, UPVC double glazed box window, central heating radiator, range of wood effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, washing main boiler, wood effect floor and UPVC double glazed frosted door to rear.

First Floor

Landing

6'4 x 5'11 (1.93m x 1.80m)

Doors to two bedrooms and bathroom.

Bedroom One

14' x 13'1 (4.27m x 3.99m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10'2 x 7'3 (3.10m x 2.21m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bathroom

7'1 x 6'4 (2.16m x 1.93m)

UPVC double glazed frosted window, central heating radiator, three piece suite, low bowl WC, panel bath with direct feed shower, pedestal wash basin, part tiled elevation, spotlights and wood effect floor.

External

Rear

Yard at rear.



Tel: 01282507250

www.keenans-estateagents.co.uk