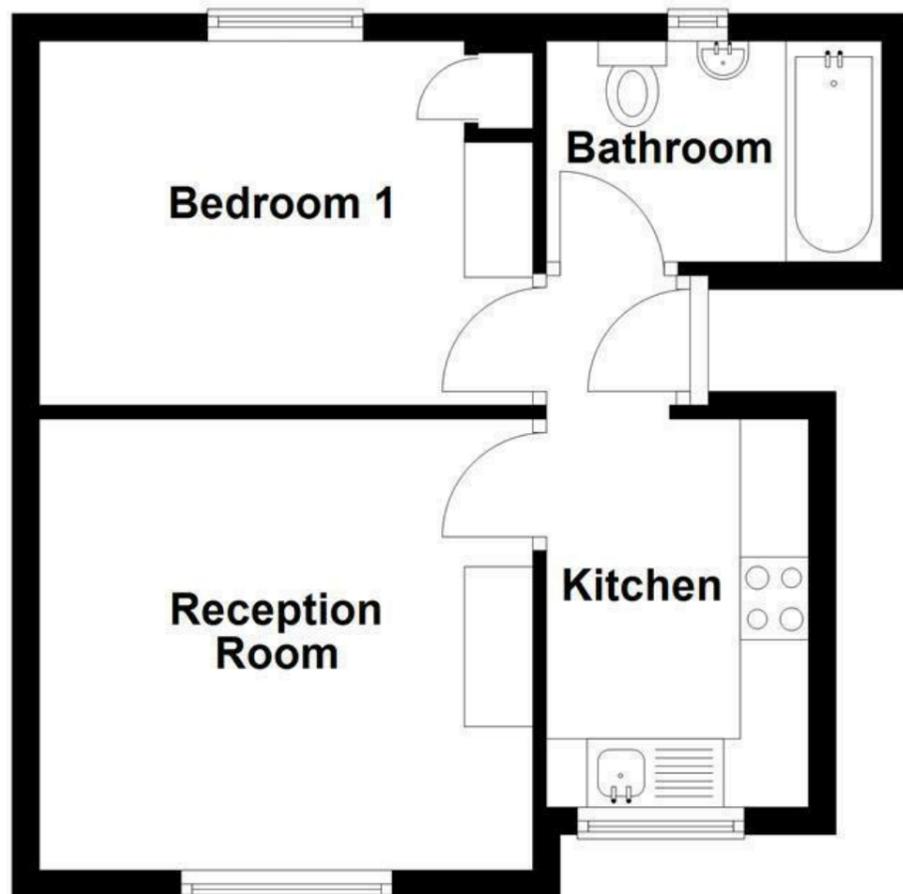


Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cedar Avenue, Haslingden, BB4 5NH

£695

AN ENVIABLE FIRST FLOOR FLAT

Having undergone a full transformation with modern fixtures and fittings, neutral decoration and spacious rooms throughout, this exceptional one bedroom first floor flat is being proudly welcomed to the market in the desirable location of Haslingden. With newly fitted kitchen and bathroom, double bedroom and being a complete blank canvas, this property is the perfect first time home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rawtenstall, Manchester, Bury and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a contemporary fitted kitchen, double bedroom and modern bathroom. The kitchen boasts modern wall and base units, integrated appliances and leads through to the reception room. Externally there are communal gardens.

For further information or to arrange a viewing please contact our lettings branch at your earliest convenience.

Cedar Avenue, Haslingden, BB4 5NH

£695



- Immaculate First Floor Flat
- One Bedroom
- Three Piece Bathroom Suite
- Modern Fitted Kitchen
- Move-in Ready
- Communal Gardens
- Council Tax Band A
- EPC Rating C

Entrance

Communal hall with door to entrance hall.

Hall

2'11 x 2'11 (0.89m x 0.89m)

Smoke detector, wood effect lino flooring, doors leading to bedroom, bathroom and open to kitchen.

Kitchen

9'4 x 6'4 (2.84m x 1.93m)

UPVC double glazed window, range of high gloss wall and base units with wood effect work surfaces, gloss splashback, composite sink and drainer with mixer tap, integrated oven with four ring gas hob, integrated fridge freezer, integrated microwave, smoke detector, wood effect lino flooring and door to reception room.

Reception Room

11'10 x 10'10 (3.61m x 3.30m)

UPVC double glazed window, central heating radiator and television point.

Bedroom One

11'11 x 8'9 (3.63m x 2.67m)

UPVC double glazed window, central heating radiator and integrated storage.

Bathroom

8'1 x 5'4 (2.46m x 1.63m)

UPVC double glazed frosted window, central heating radiator, panel bath with mixer tap and rinse head, vanity top wash basin with mixer tap, dual flush WC, partial PVC panelled elevations, partial tiled elevations and wood effect lino flooring.

External

Communal gardens.

