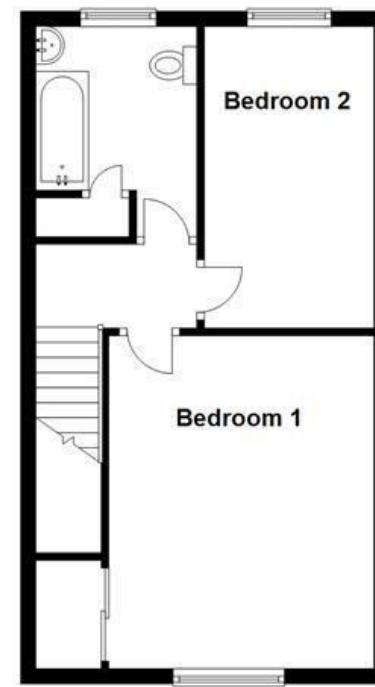


## Ground Floor

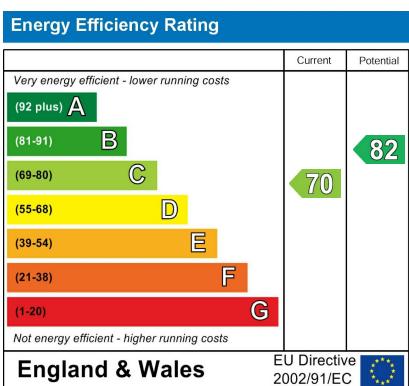


All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.

## First Floor



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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.

## Pine Street, Haslingden, BB4 5ND

### £850

A DECEPTIVELY SPACIOUS TWO BEDROOM TERRACE PROPERTY

Keenans are proud to bring to the rental market this bright two-bedroom property in Haslingden. Being in walking distance to local amenities and just a short drive to the town centre where there are ample shops and eateries. The property boasts a spacious, open plan dining and living room, a bright fitted kitchen, a separate utility room, two bedrooms and an enclosed rear garden. This property is perfect for a couple or small family.

The property comprises briefly, to the ground floor; entrance through to the hallway which has stairs leading to the first floor and a door providing access to the dining room. The dining room is open to the spacious living room. The living room has doors providing access to the kitchen, utility room and under the stairs storage. The kitchen is fitted with wall and base units and has a door providing access to the rear garden. The utility room has a door leading to the downstairs WC.

To the first floor there is a landing with doors providing access to two bedrooms and a three piece bathroom suite.

Externally, to the front of the property there is an enclosed courtyard. To the rear of the property there is an enclosed paved yard with a gate leading to a shared access road.

View early to avoid disappointment! Contact our Lettings team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansestateagents

# Pine Street, Haslingden, BB4 5ND

**£850**



- Two Double Bedrooms
- Modern Fitted Kitchen
- Enclosed Rear Yard

- Utility Room
- Close Proximity to Local Amenities
- EPC Rating C

- Downstairs WC
- Excellent Transport and Commuter Links
- Council Tax Band A

## Ground Floor

### Externally

Paved enclosed yard.

### Hall

4'03 x 3'04 (1.30m x 1.02m )

Central heating radiator, wood floor, stairs to the first floor, door to the dining room.

### Dining Room

13'04 x 11'02 (4.06m x 3.40m )

UPVC double glazed window, central heating radiator, wood floor, open to utility room.

### Living Room

14'09 x 14'07 (4.50m x 4.45m )

Central heating radiator, door to the kitchen, gas fire, door to the utility room, door to under-stairs storage,

### Kitchen

13'02 x 7'03 (4.01m x 2.21m )

UPVC double glazed window, wall and base units, wood effect worktops, oven, four ring electric hob, extractor hood, stainless steel sink with drainer and mixer taps, fridge/freezer, wood effect floor, part tiled elevations, breakfast bar, UPVC double glazed door to rear.

### Utility Room

8'01 x 5'05 (2.46m x 1.65m )

Central heating radiator, access to attic, wood base units, wood effect worktops, plumbing for washing machine and dryer, wood effect floor, door to WC

### WC

5'03 x 4'07 (1.60m x 1.40m )

UPVC double glazed window, dual flush WC, pedestal wash basin with traditional tap, wood effect floor, part tiled elevations, extractor fan.

## First Floor

### Landing

7'00 x 2'07 (2.13m x 0.79m )

Central heating radiator, door to two bedrooms, bathroom and attic.

### Bedroom One

13'07 x 11'06 (4.14m x 3.51m )

UPVC double glazed window, central heating radiator, fitted wardrobes.

### Bedroom Two

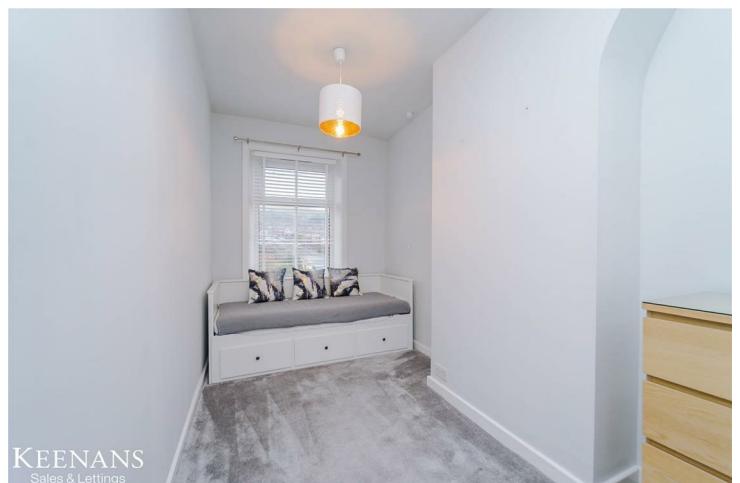
14'00 x 7'01 (4.27m x 2.16m )

UPVC double glazed window, central heating radiator.

### Bathroom

11'02 x 6'11 (3.40m x 2.11m )

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer taps, panel bath with mixer taps, overhead main feed shower, rinse head, tiled elevations, boiler, tile effect floor.



**Tel: 01616960085**

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