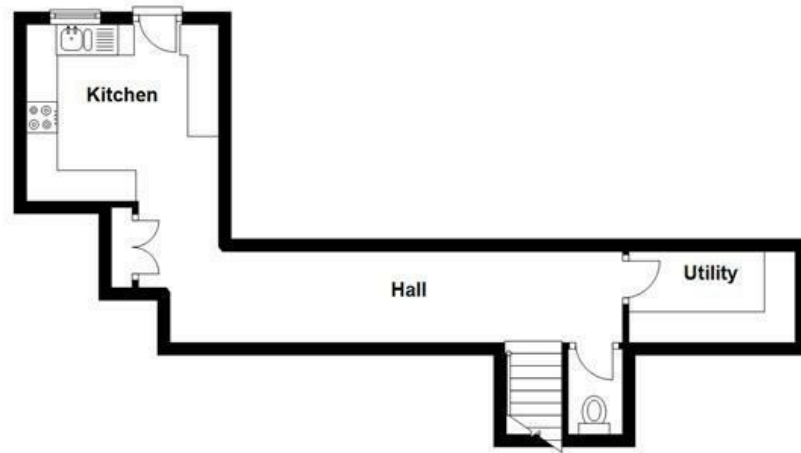
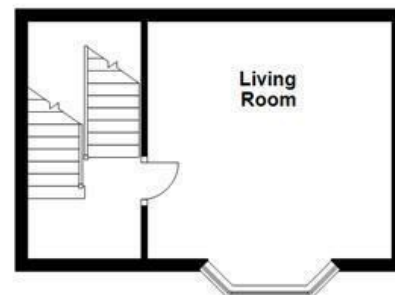


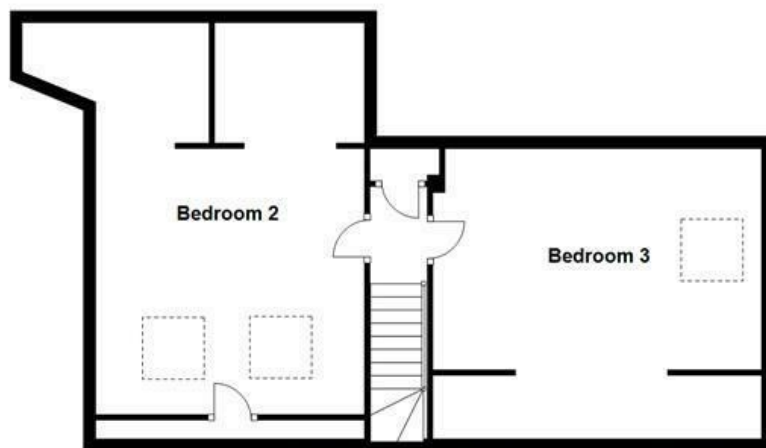
Lower Ground Floor
Approx. 308.2 sq. feet



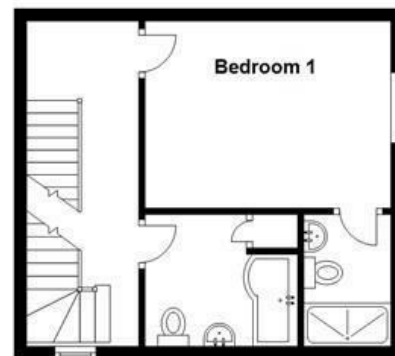
Ground Floor
Approx. 246.8 sq. feet



Second Floor
Approx. 652.2 sq. feet



First Floor
Approx. 334.2 sq. feet



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.

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

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.



Thomas Street, Haslingden, BB4 5DJ

£995

A SUPERB THREE BEDROOM END TERRACE PROPERTY SET OVER FOUR FLOORS

Keenans are proud to bring to the rental market this newly renovated property in Haslingden. The property is immaculately presented and is filled with bright, modern and spacious rooms. The property is located in the heart of Haslingden, in walking distance to the town centre where there are shops and eateries. Whilst also being close to major commuter routes to Rochdale, Bury and Manchester, as well as having easy access to well-regarded schools.

The property comprises briefly, to the ground floor; entrance through to the hallway. The hallway has stairs leading to the first floor and lower ground floor with a door providing access to the living room. To the lower ground floor there is a second hall which opens to the kitchen and has doors leading to the utility room and to the WC. The kitchen is fitted with modern wall and base units and has a door providing access to a shared garden area.

To the first floor there is a landing with stairs leading to the second floor and doors providing access to the main bedroom and to the three-piece bathroom ensuite. To the second floor there is a landing with doors providing access to the two further bedrooms. Externally, to the rear of the property there is an enclosed communal garden.

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 @keenansstateagents

Thomas Street, Haslingden, BB4 5DJ

£995

**3**

**2**

**1**

**C**

- Three Double Bedrooms
 - W.C and Utility Room
 - Close Proximity to Local Amenities
- Modern Fixtures and Fittings
 - On Road Parking
- Two Bathrooms
 - Composite Fitted Kitchen

Ground Floor

Hall

13'7 x 6'2 (4.14m x 1.88m)
Central heating radiator, spotlights, smoke alarm, stairs to the first floor, stairs to the lower ground floor, door to living room.

Living Room

13'01 x 12'07 (3.99m x 3.84m)
UPVC double glazed window, central heating radiator, television point, spotlights, wood effect floor, fitted blinds, smoke alarm, USB ports.

Lower Ground Floor

Hall

20'10 x 2'05 (6.35m x 0.74m)
Central heating radiator, spotlights, open to kitchen, doors to utility room, WC and smoke alarm.

Kitchen

11'03 x 9'08 (3.43m x 2.95m)
UPVC double glazed window, central heating towel rail, range of white and black wall and base units, quartz effect worktops, composite sink with drainer and spring neck mixer taps, oven, four ring gas hob, extractor hood, fridge/freezer, built in microwave, part tiled elevations, under unit lighting, wood effect floor, spotlights, smoke alarm, UPVC double glazed door to shared access garden, television point, boiler cupboard.

Utility Room

8'11 x 4'10 (2.72m x 1.47m)
Central heating radiator, laminate worktop, plumbing for washing machine and dryer, fuse box, extractor fan, wood floor.

WC

4'07 x 2'04 (1.40m x 0.71m)
Central heating towel rail, dual flush WC with built in wash basin with mixer taps. wood effect floor, extractor fan, spotlights.

First Floor

Landing

16'11 x 5'11 (5.16m x 1.80m)
UPVC double glazed window, central heating radiator, smoke alarm, spotlights, stairs to the second floor, doors to bedroom one, bathroom, under-stairs storage.

Bedroom One

13'01 x 9'11 (3.99m x 3.02m)
UPVC double glazed window, central heating radiator, spotlights, smoke alarm, USB ports, television point, door to en-suite, wood effect floor.

Ensuite

7'00 x 4'05 (2.13m x 1.35m)
Central heating radiator, dual flush WC, vanity top wash basin with mixer taps, double main feed rainfall shower with rinse head, spotlights, extractor fan, laminate floor.

Bathroom

8'01 x 6'07 (2.46m x 2.01m)
UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer taps, L-shape bath with mixer taps, overhead main feed rainfall shower with rinse head, spotlights, storage cupboard, laminate floor, extractor fan.

Second Floor

Landing

3'09 x 3'00 (1.14m x 0.91m)
Velux window, doors to two bedrooms and storage cupboard.

Bedroom Two

17'04 x 13'02 (5.28m x 4.01m)
Two velux windows, central heating radiator, smoke alarm, spotlights, television point, USB port, laminate floor, access to eaves.

Bedroom Three

16'02 x 15'05 (4.93m x 4.70m)
Two velux windows, central heating radiator, spotlights, television point, USB port, laminate floor, access to eaves.

Externally

Enclosed rear garden.

