




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			88
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## 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.

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# Warburton Street, Haslingden, BB4 4PG

£795



- 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.



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