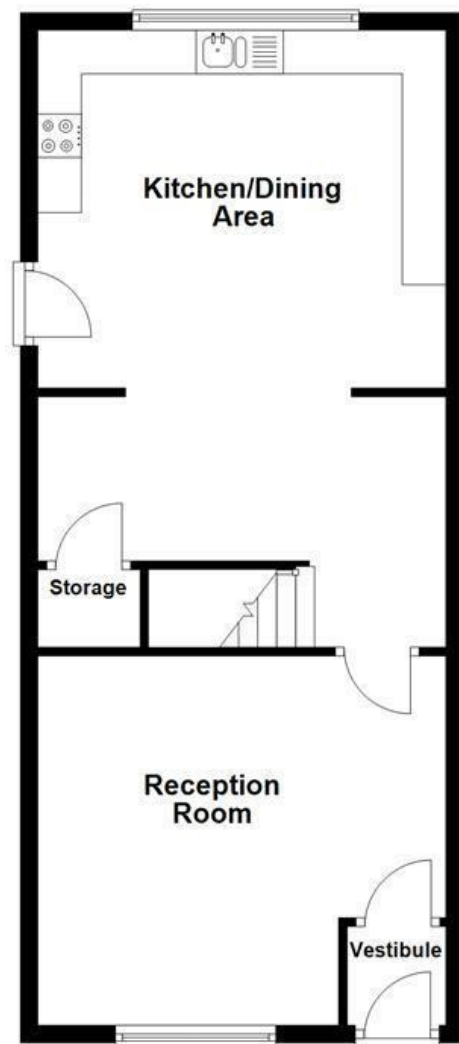
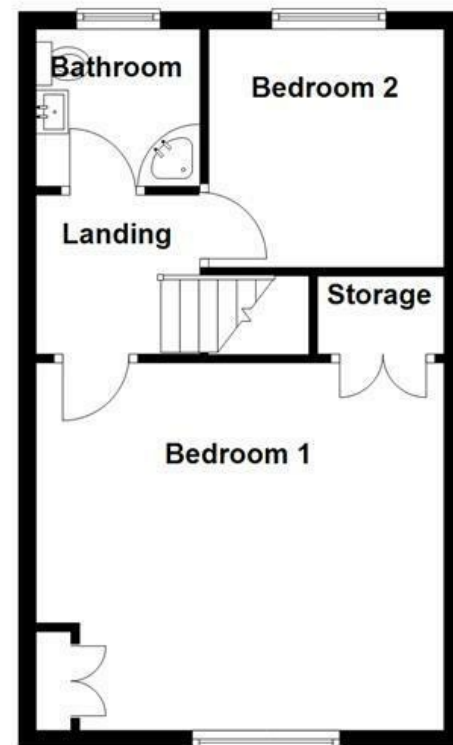


Ground Floor



First Floor



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		
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.

## Grane Road, Haslingden, BB4 4PB

### £900

#### CHARMING TWO BEDROOM MID TERRACE PROPERTY

Located on Grane Road in Haslingden, Rossendale, this delightful mid-terrace house offers a perfect blend of comfort and modern living. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

As you enter, you are welcomed into a spacious lounge that boasts a cosy log burner, creating a warm and inviting atmosphere, perfect for relaxing evenings. The modern kitchen diner is a standout feature, providing a stylish space for cooking and entertaining, with ample room for dining.

The property benefits from both front and rear yards, offering outdoor space for gardening or enjoying the fresh air. Additionally, there is on-street parking available, with the potential for further parking options to the rear, ensuring convenience for residents and guests alike.

One of the most appealing aspects of this home is the stunning views that surround it, allowing you to appreciate the natural beauty of the area. This property is not just a house; it is a place where you can create lasting memories in a serene and picturesque setting.

In summary, this two-bedroom mid-terrace house on Grane Road is a wonderful opportunity for those looking to settle in a tranquil location with modern amenities and breathtaking views. Don't miss the chance to make this charming property your new home.



# Grane Road, Haslingden, BB4 4PB

## £900



- Tenure Leasehold
  - On Street Parking
  - Fitted Kitchen/Dining Area
  - Easy Access To Major Commuter Routes
- Council Tax Band A
  - Viewing Essential
  - Ideal Home For Small Family Or Couple
- EPC Rating TBC
  - Two Well Proportioned Bedrooms
  - Enclosed Rear Yard Space

### Ground Floor

**Entrance**  
UPVC double glazed door to vestibule.

**Vestibule**  
3'9 x 3'9 (1.14m x 1.14m)  
Lino flooring, coving and door to reception room.

**Reception Room**  
15'4 x 13'11 (4.67m x 4.24m)  
UPVC double glazed window, central heating radiator, log burning stove with stone surround, coving and door to kitchen/dining area.

**Kitchen/Dining Area**  
23' x 14'10 (7.01m x 4.52m)  
Stairs to first floor, under stairs storage, UPVC double glazed window, composite double glazed door to rear, central heating radiator, panel wall and base units, laminate work top, stainless steel one and a half sink and drainer with mixer tap and splash back,, double oven in a high rise unit, four ring gas hob, stainless steel splash back extractor hood, integrated fridge freezer, dishwasher, plumbed for washing machine, lino flooring, spotlights and loft access.

### First Floor

**Landing**  
6'9 x 6'1 (2.06m x 1.85m)  
Loft access, smoke alarm, doors to two bedrooms and bathroom.

**Bedroom One**  
14'11 x 13'10 (4.55m x 4.22m)  
UPVC double glazed window, central heating radiator, coving and storage.

**Bedroom Two**  
8'11 x 8'5 (2.72m x 2.57m)  
UPVC double glazed window, central heating radiator and loft access.

**Bathroom**  
6'1 x 6'1 (1.85m x 1.85m)  
UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity tap wash basin with mixer tap, corner bath with mixer tap, overhead direct feed rainfall shower and rinse head, part tiled elevation, wood clad to ceiling, spotlights and lino flooring.

### External

**Rear**  
Enclosed paved yard.

**Front**  
Enclosed courtyard with bedding areas.

