



## Manchester Road, Haslingden, BB4 6NT

### £195,000

#### THE PERFECT INVESTMENT OPPORTUNITY

Offering an abundance of indoor space, neutral decoration and being a complete blank canvas, this fantastic four bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Haslingden. What was once three separate terraced houses, this property has been converted into a fantastic family home ready for any potential buyer to put their own stamp on! Bursting with potential, this property could be converted into flats if desired to create the perfect investment opportunity. Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rawtenstall, Manchester, Accrington and major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room leads on to a second reception room which guides you through to a third and fourth reception room and kitchen. The kitchen leads on to a shower room whilst both the first and third reception room house separate staircases to the first floor. The first floor comprises of doors on to four bedrooms and a family bathroom. Externally there is an enclosed yard to the rear.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>71</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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 4  1  4  D

- Tenure Leasehold
  - On Street Parking
  - Bursting with Potential
  - Easy Access To Major Network Links
- Council Tax Band A
  - Spacious Terraced Property
  - Viewing Essential
- EPC Rating D
  - Four Bedrooms
  - Enclosed Ample Rear Yard Space

### Ground Floor

#### Entrance

UPVC door to vestibule.

#### Vestibule

4'4 x 4'3 (1.32m x 1.30m)

Hard wood single glazed frosted window and hard wood single glazed frosted door to reception room one.

#### Reception Room One

14' x 13'10 (4.27m x 4.22m)

UPVC double glazed window, central heating radiator, two feature wall lights, gas fire, ceiling rose, door to stairs to first floor and door to reception room two.

#### Reception Room Two

19'7 x 14'3 (5.97m x 4.34m)

Two UPVC double glazed windows, central heating radiator, smoke alarm, under stairs storage, doors to reception room three and four and kitchen.

#### Reception Room Three

13'10 x 13'8 (4.22m x 4.17m)

Two UPVC double glazed windows, central heating radiator, gas heater, two feature wall lights, doors to stairs to first floor.

#### Reception Room Four

16'9 x 12'11 (5.11m x 3.94m)

UPVC double glazed window, central heating radiator and gas heater.

#### Kitchen

10'3 x 9'4 (3.12m x 2.84m)

UPVC double glazed window, Velux window, central heating radiator, range of white wall and base units, granite effect work top, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob, extractor hood, space for fridge freezer and washing machine, breakfast barwood effect lino, door to shower room and UPVC door to rear.

#### Shower Room

9'4 x 2'6 (2.84m x 0.76m)

Central heating radiator, two piece suite, direct feed walk in shower, tiled elevation, extractor fan and tiled floor.

### First Floor

#### Landing

18'7 x 7'4 (5.66m x 2.24m)

Doors to four bedrooms and bathroom.

#### Bedroom One

14' x 13'10 (4.27m x 4.22m)

UPVC double glazed window, central heating radiator, ceiling rose, over stairs storage with loft access.

#### Bedroom Two

13'10 x 13'8 (4.22m x 4.17m)

UPVC double glazed window, central heating radiator, over stairs storage with loft access.

#### Bedroom Three

16'11 x 12'11 (5.16m x 3.94m)

UPVC double glazed window and central heating radiator.

#### Bedroom Four

16'11 x 7' (5.16m x 2.13m)

UPVC double glazed window and central heating radiator.

#### Bathroom

12'1 x 7'1 (3.68m x 2.16m)

UPVC double glazed frosted window, central heating radiator, four piece suite, dual flush WC, panelled bath with mixer tap and rinse head, pedestal wash basin with mixer tap, direct feed shower enclosure, tiled elevation, Ideal Logic boiler and lino flooring.

### External

#### Front

Elevated courtyard garden with steps leading to front entrance door.

#### Rear

Enclosed paved yard.



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