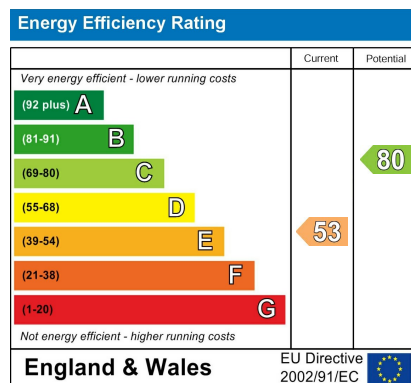




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.



Prospect Hill, Haslingden, BB4 5EF

Offers Over £120,000

AN ENVIABLE TWO BEDROOM MID TERRACED PROPERTY WITH ATTIC CONVERSION

Having been presented and maintained to a beautiful standard throughout with spacious rooms, stunning gardens and situated within a secluded and quiet location, this fantastic two bedroom mid terraced property is being proudly welcomed to the market within the highly regarded location of Haslingden. Benefiting from two double bedrooms, spacious kitchen diner and added loft conversion, this property is the perfect home for a family or couple not to be missed! Situated conveniently close to bus routes, good schools and amenities, as well as, network links to Rawtenstall, Manchester and Blackburn.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room then leads on to an inner hallway which guides you on to a generously sized kitchen diner and staircase to the first floor. The first floor comprises of doors on to two double bedrooms, bathroom and staircase to the attic conversion. Externally there is a tiered garden to the rear with patio and bedding areas and woodland views.

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

Prospect Hill, Haslingden, BB4 5EF

Offers Over £120,000

 2  1  1  E

- Spacious Mid Terrace Property
- Attic Conversion
- On Street Parking
- EPC Rating E
- Two Bedrooms
- Bursting with Potential
- Tenure Freehold
- Three Piece Bathroom Suite
- Enclosed Yard to Rear with Woodland Views
- Council Tax Band A

Ground Floor

Entrance Vestibule

3'10 x 3'07 (1.17m x 1.09m)
UPVC double glazed frosted front door, central heating radiator, solid wood flooring and door to reception room.

Reception Room One

13'01 x 11'03 (3.99m x 3.43m)
UPVC double glazed window, central heating radiator, exposed stone fireplace, solid wood flooring and door to inner hall.

Inner Hall

3'07 x 2'05 (1.09m x 0.74m)
Open to kitchen/dining area and stairs to the first floor.

Kitchen/Dining Area

14'04 x 13'10 (4.37m x 4.22m)
UPVC double glazed window, central heating radiator, range of wood effect wall and base units with granite effect surfaces, tiled splashabck, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, spotlights, under stairs storage, tiled flooring and hardwood single glazed door to rear.

First Floor

Landing

13'10 x 4'09 (4.22m x 1.45m)
Store cupboard, doors to two bedrooms, bathroom and stairs to second floor.

Bedroom One

13'10 x 11'03 (4.22m x 3.43m)
UPVC double glazed window and central heating radiator.

Bedroom Two

12'07 x 8'09 (3.84m x 2.67m)
UPVC double glazed window, central heating radiator and wood effect flooring.

Bathroom

12'07 x 4'07 (3.84m x 1.40m)
UPVC double glazed frosted window, central heating radiator, panel bath with direct feed shower, dual flush WC, vanity top wash basin with mixer tap, part tiled elevations, spotlights and tiled flooring.

Second Floor

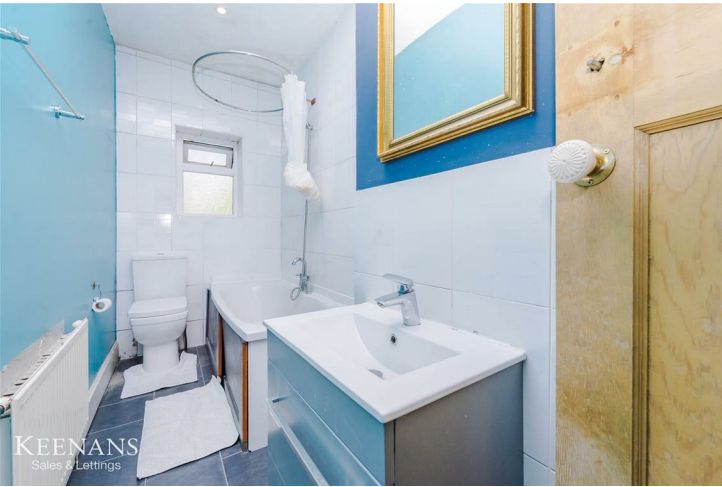
Attic

18'08 x 12'01 (5.69m x 3.68m)
Two UPVC double glazed Velux window, central heating radiator and eave storage.

External

Rear

Enclose tiered garden with patio, bedding and woodland views.



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