

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		52	
(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.

Manchester Road, Haslingden, BB4 5TE

Offers Over £155,000

BRIGHT THREE BEDROOM END TERRACE PROPERTY IN THE HEART OF HASLINGDEN

Located in Haslingden, this enviable end-of-terrace home on Manchester Road offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

The heart of the home is undoubtedly the large, modern kitchen diner, which is perfect for both everyday meals and entertaining guests. The added utility room enhances practicality, making household chores a breeze. The cosy lounge, complete with a log burner, provides a warm and inviting atmosphere, perfect for relaxing after a long day.

The family bathroom is thoughtfully designed, catering to the needs of all residents. Outside, the spacious rear yard offers a wonderful space for outdoor activities, gardening, or simply enjoying the fresh air.

Situated in a great town location, this property is conveniently close to local amenities, ensuring that everything you need is just a short distance away. This house is not just a place to live; it is a home where memories can be made. Don't miss the opportunity to make this charming property your own.

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Offers Over £155,000



- Terraced Property
- Contemporary Fitted Kitchen With Appliances And Separate Utility Room
- On Street Parking
- EPC Rating: TBC
- Three Bedrooms
- Three Piece Modern Bathroom
- Tenure: Leasehold
- Spacious Reception Room
- Enclosed Rear Yard
- Council Tax Band: A

Ground Floor

Hall

15'11 x 5'8 (4.85m x 1.73m)

Composite double glazed entrance door, central heating radiator, cornice coving, smoke alarm, wood effect laminate flooring and door to reception room and kitchen.

Reception Room

15'9 x 11'1 (4.80m x 3.38m)

UPVC double glazed window, central heating radiator, cornice coving, ceiling rose, log burner, stone hearth and wood mantle.

Kitchen

15'4 x 12'9 (4.67m x 3.89m)

UPVC double glazed window, central heating radiator, spotlights, gloss wall and base units, granite effect worktops, integrated oven, four ring induction hob, extractor hood, stainless steel splash back, one and half bowl stainless steel sink with draining board and mixer tap, integrated fridge freezer, integrated dishwasher, wood effect laminate flooring and door to utility room.

Utility Room

7'3 x 5'11 (2.21m x 1.80m)

UPVC double glazed window, central heating radiator, loft access, plumbing for washing machine, space for dryer, tiled floor and UPVC frosted door to rear.

First Floor

Landing

11'2 x 6'11 (3.40m x 2.11m)

Central heating radiator, loft access and doors to three bedrooms and bathroom.

Bedroom One

15'9 x 12'9 (4.80m x 3.89m)

UPVC double glazed window and central heating radiator.

Bedroom Two

12'9 x 11'6 (3.89m x 3.51m)

UPVC double glazed window and central heating radiator.

Bedroom Three

7'1 x 6'3 (2.16m x 1.91m)

UPVC double glazed window and central heating radiator.

Bathroom

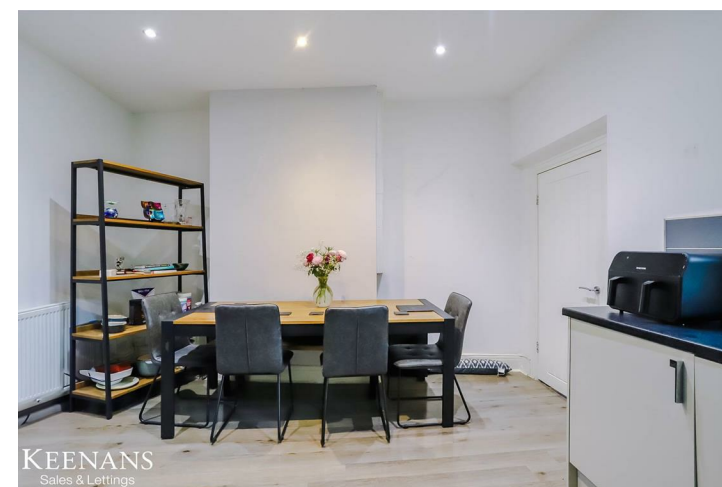
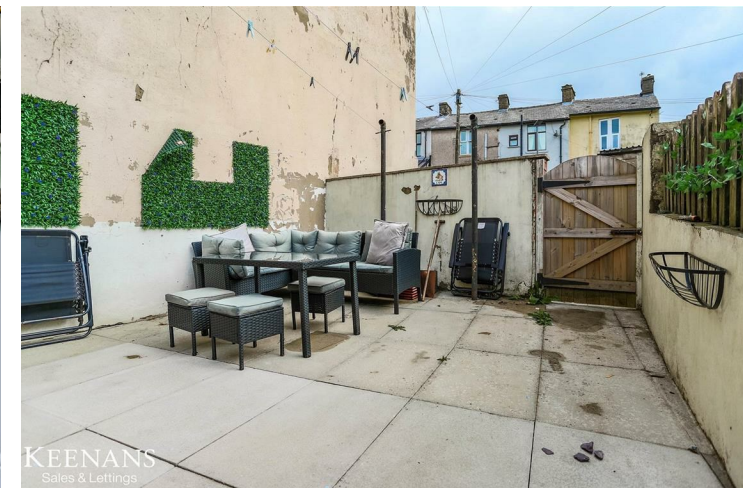
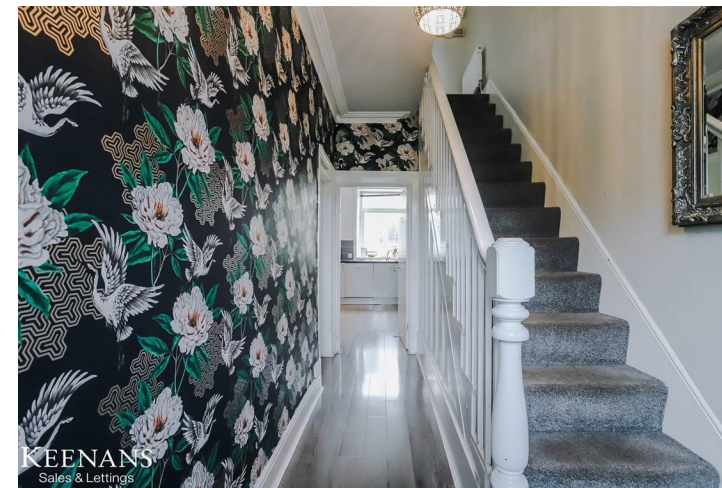
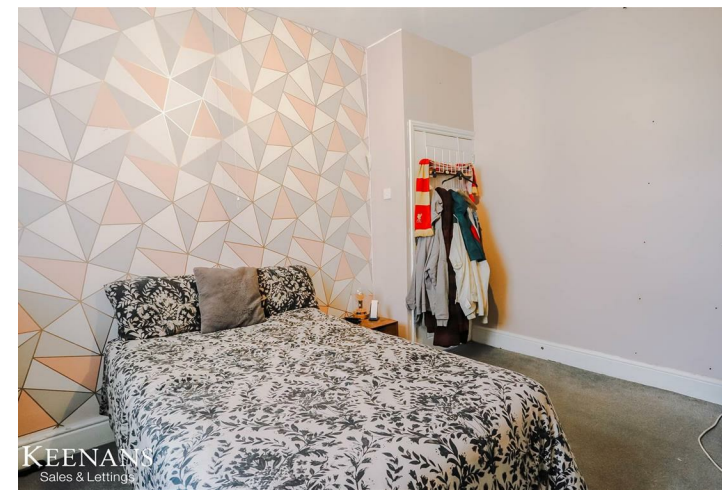
9'10 x 4'6 (3.00m x 1.37m)

UPVC double glazed frosted window, central heating radiator, spotlights, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed shower over, part marble effect PVC elevation and tiled floor.

External

Rear

Paving, stone chips and gated access to rear.



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