



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		58	
(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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## Martin Croft Road, Haslingden, BB4 5BP

### £235,000

CHARMING TWO BEDROOM COTTAGE WITH STUNNING VIEWS

Welcome to Martin Croft Road! This spectacular two-bedroom cottage offers a perfect blend of comfort and picturesque views. The property boasts a spacious country-style kitchen that seamlessly flows into a welcoming lounge, creating an ideal space for both relaxation and entertaining.

One of the standout features of this home is the bright conservatory, which invites an abundance of natural light and provides a serene spot to enjoy the stunning surroundings. The low-maintenance garden is perfect for those who appreciate outdoor space without the burden of extensive upkeep, allowing you to spend more time enjoying the beauty of your new home.

Additionally, the property includes a large garage and off-road parking, ensuring convenience and security for your vehicles. This cottage is not just a home; it is a retreat that offers a tranquil lifestyle while being well-connected to local amenities.

Whether you are a first-time buyer or looking to downsize, this charming cottage is a must-see. Embrace the opportunity to own a piece of Haslingden with breathtaking views and a warm, inviting atmosphere surrounded by sheep and deer.

# Martin Croft Road, Haslingden, BB4 5BP

£235,000



- End Terraced Cottage
- Contemporary Fitted Kitchen
- Off Road Parking And Double Garage
- EPC Rating: D
- Two Double Bedrooms
- Modern Three Piece Bathroom
- Tenure: Freehold
- Spacious Reception Room With Dining Area
- Rear Garden With Views
- Council Tax Band: C

## Ground Floor

### Kitchen

13'3 x 12'10 (4.04m x 3.91m)

UPVC double glazed entrance door, two UPVC double glazed windows, exposed beams, smoke alarm, loft access spotlights, wall and base units, wood effect worktops, integrated double oven, five burner gas hob, extractor hood, one and half bowl ceramic sink with draining board and mixer tap part tiled flooring, wood effect flooring and door to reception room.

### Reception Room

27'6 x 13' (8.38m x 3.96m)

Three UPVC double glazed windows, three central heating radiators, electric fire, under stairs storage, part exposed brick elevation, stairs to first floor and double single glazed doors to conservatory.

### Conservatory

12'6 x 9'9 (3.81m x 2.97m)

UPVC double glazed windows, central heating radiators, tiled floor and UPVC double glazed door to rear.

## First Floor

### Landing

8'7 x 4'6 (2.62m x 1.37m)

UPVC double glazed leaded windows, central heating radiator, smoke alarm, spotlights, loft access and doors to two bedrooms and bathroom.

### Bedroom One

14'5 x 9'3 (4.39m x 2.82m)

UPVC double glazed window, central heating radiator and spotlights.

### Bedroom Two

13'3 x 8' (4.04m x 2.44m)

Two UPVC double glazed windows and central heating radiator.

### Bathroom

9'9 x 4'4 (2.97m x 1.32m)

UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin with mixer tap, freestanding bath with mixer tap and rinse head and wood effect laminate flooring.

## External

### Rear

Paving, bedding areas, artificial grass, off road parking and garage.

### Garage

18'2 x 15'8 (5.54m x 4.78m)

Up and over door automatic door with remote control, motorbike ramp, and power.



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