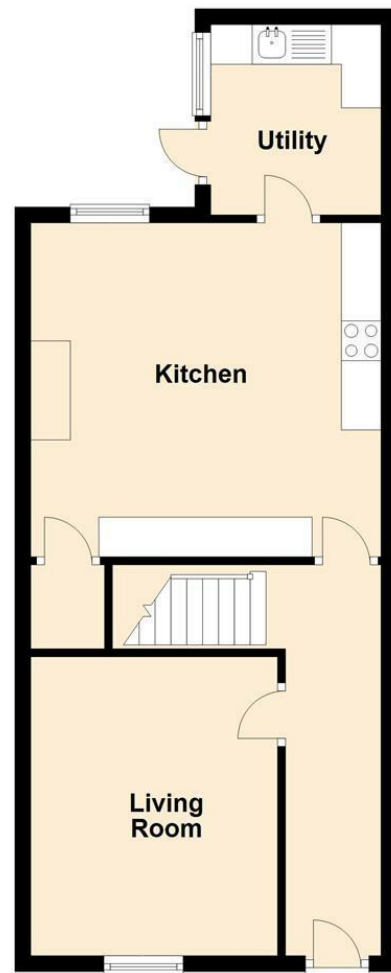
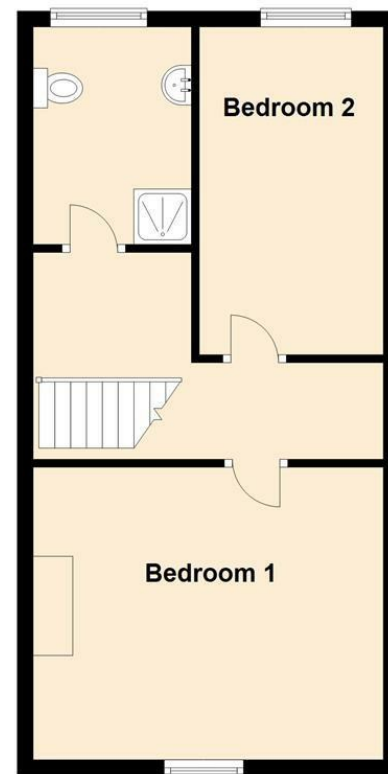


Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>59</b>	<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Fields Road, Haslingden, BB4 6QA

### £155,000

A BRIGHT TWO BEDROOM TERRACE HOME IN HASLINGDEN

Keenans are delighted to bring this two bedroom home to the market! The property boasts bright and spacious interiors with, two good sized bedrooms, a beautiful three piece shower room and an enclosed rear garden. The property is situated in a sought after area of Haslingden, just a short drive to the town centre where there are an abundance of shops and eateries. Within close proximity of well regarded schools, is in walking distance to local amenities and isn't far from bus routes and is ideally close to major commuter links.

The property comprises briefly; a welcoming entrance to the vestibule which has a doorway providing access to the hallway which has stairs leading to the first floor and doors providing access to the living room and to the kitchen diner which has a door providing access to the utility room. The utility room has a door providing access to the rear garden. To the first floor landing: doors lead to two bedrooms and a three piece shower room.

Externally, to the rear of the property there is an enclosed paved garden, mature shrubs and a gate leads to a shared access road, the front has an enclosed garden with mature shrubs.

Viewings can be arranged by calling our Rawtenstall team, at your earliest convenience

Fields Road, Haslingden, BB4 6QA

£155,000

 2  1  1  D

- Mid Terrace Property
  - Modern Kitchen Diner
  - On Street Parking
  - EPC Rating D
- Two Bedrooms
  - Beautifully Presented
  - Tenure Leasehold
- Three Piece Shower Room
  - Enclosed Rear Yard
  - Council Tax Band A

Ground Floor

Entrance

Composite door leads to the vestibule.

Vestibule

3'10 x 3'3 (1.17m x 0.99m)

Wood effect flooring and an opening leads to the hall.

Hall

12' x 3'3 (3.66m x 0.99m)

Central heating radiator, coving to the ceiling, stairs to the first floor, dado rail, wood effect flooring and doors lead to the dining kitchen and to the lounge.

Lounge

12'4 x 10'7 (3.76m x 3.23m)

UPVC double glazed window, central heating radiator, coving to the ceiling, picture rail, television point, electric fire and wood effect flooring.

Kitchen Diner

14'6 x 13'6 (4.42m x 4.11m)

UPVC double glazed window, central heating radiator, a range of gloss wall and base units, laminate worktops, freestanding double oven, four ring gas hob, extractor hood,part-tiled elevations, electric fire, tiled flooring, coving to the ceiling, picture rail, ceiling rose, under-unit lighting and doors lead to under-stairs storage and to the utility.

Utility

7'5 x 6'10 (2.26m x 2.08m)

Two UPVC double glazed windows, central heating radiator, a range of gloss wall and base units, laminate worktops, stainless steel sink, drainer and mixer tap, space for a fridge freezer, plumbing for a washing machine, part-tiled elevations, tiled flooring and a UPVC double glazed door leads to the rear garden.

First Floor

Landing

7'6 x 7'4 (2.29m x 2.24m)

Loft access, coving to the ceiling and doors lead to the shower room and to two bedrooms.

Bedroom One

14'2 x 12'4 (4.32m x 3.76m)

UPVC double glazed window, central heating radiator, picture rail and wood effect flooring.

Bedroom Two

13'3 x 7' (4.04m x 2.13m)

UPVC double glazed window, central heating radiator, coving to the ceiling, storage and a picture rail.

Shower Room

8'8 x 6'8 (2.64m x 2.03m)

UPVC double glazed frosted window, central heated towel rail, three

piece suite comprises: dual flush WC, pedestal wash basin with mixer tap, mains feed walk-in rainfall shower and rinse head, tiled elevations, laminate flooring, storage cupboard and a Baxi combination boiler.

External

Front

Enclosed garden with bedding and mature shrubs,

Rear

Enclosed paved garden with a gate to a shared access road.



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