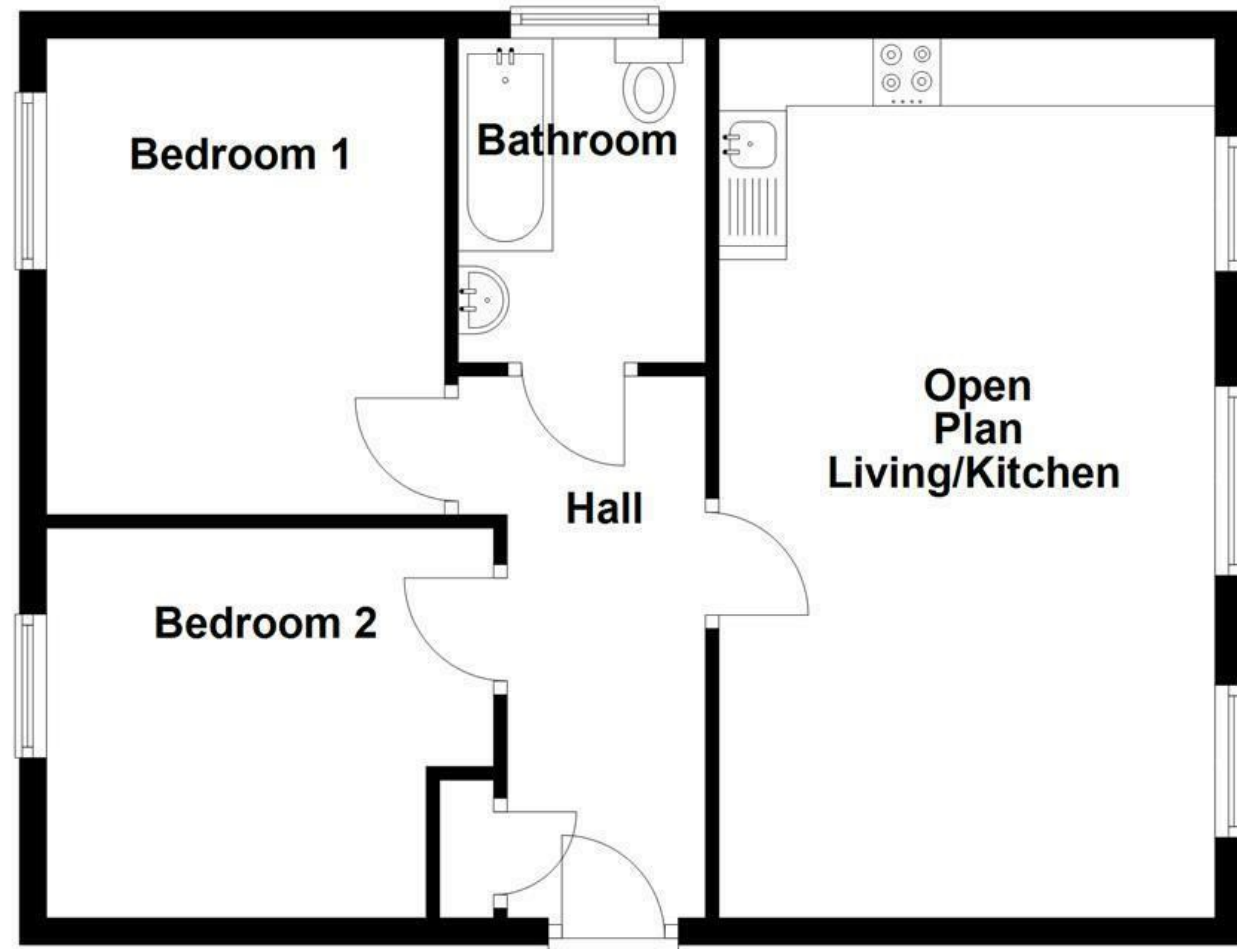


### Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	79
(55-68) D			
(39-54) E			
(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.

## 48 Langwood Court, Haslingden, Rossendale BB4 5PW, £89,950

THE PERFECT INVESTMENT PROPERTY IN HASLINGDEN - TENANT IN SITU

Nestled in the charming area of Haslingden, Rossendale, 48 Langwood Court presents an excellent opportunity for those seeking a sound investment. This first-floor apartment is sold with a tenant in situ, making it an ideal choice for investors looking to generate immediate rental income.

The property is situated in a good location, offering convenient access to local amenities and transport links, which enhances its appeal to potential tenants. The surrounding area boasts a friendly community atmosphere, making it a desirable place to live.

This property not only provides a solid investment opportunity but also offers the potential for future growth in value. With its current tenant in place, you can enjoy the benefits of a hassle-free investment from day one.

In summary, this apartment on Langwood Court is a promising property that combines a strategic location with the convenience of an existing rental arrangement, making it a wise choice for any astute investor.

# 48 Langwood Court, Haslingden, Rossendale BB4 5PW,

£89,950

 2  1  1  C

- Tenure Leasehold
- Allocated Off Road Parking
- Ideal Investment Opportunity
- Close Proximity To Local Amenities
- Council Tax Band B
- Two Well Proportioned Bedrooms
- Viewing Essential
- EPC Rating C
- Fitted Kitchen And Three Piece Bathroom Suite
- Easy Access To Major Commuter Routes

## Entrance Hall

13'1 x 5'2 (3.99m x 1.57m)

## Living/Kitchen Area

21'4 x 12'1 (6.50m x 3.68m)

## Bedroom One

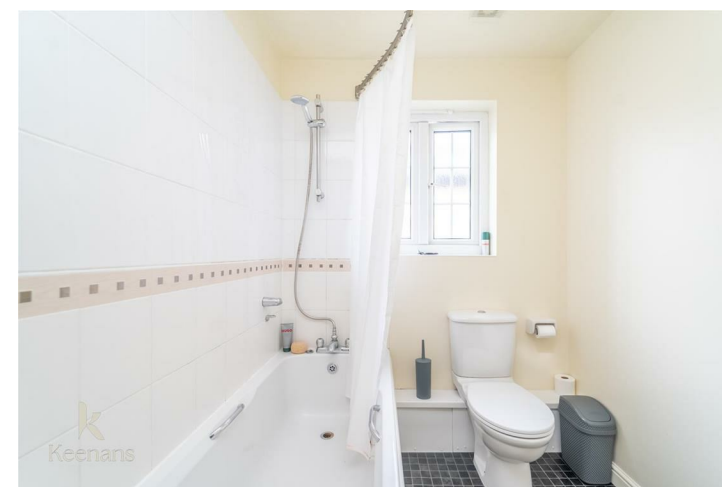
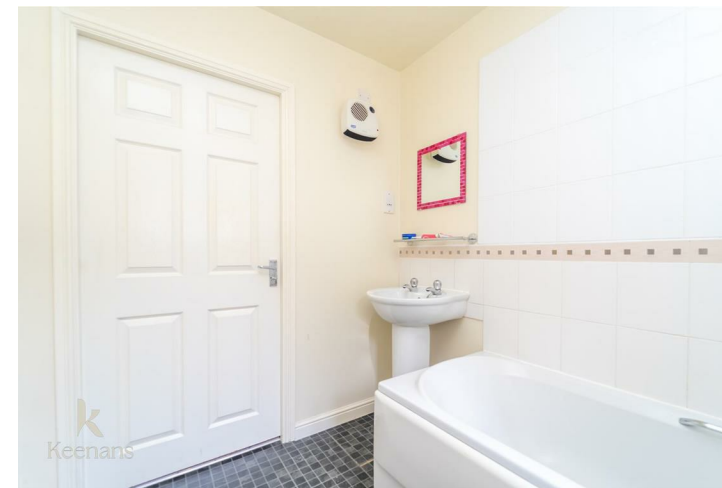
11'7 x 9'8 (3.53m x 2.95m)

## Bedroom Two

10'5 x 9'4 (3.18m x 2.84m)

## Bathroom

7'1 x 6' (2.16m x 1.83m)



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