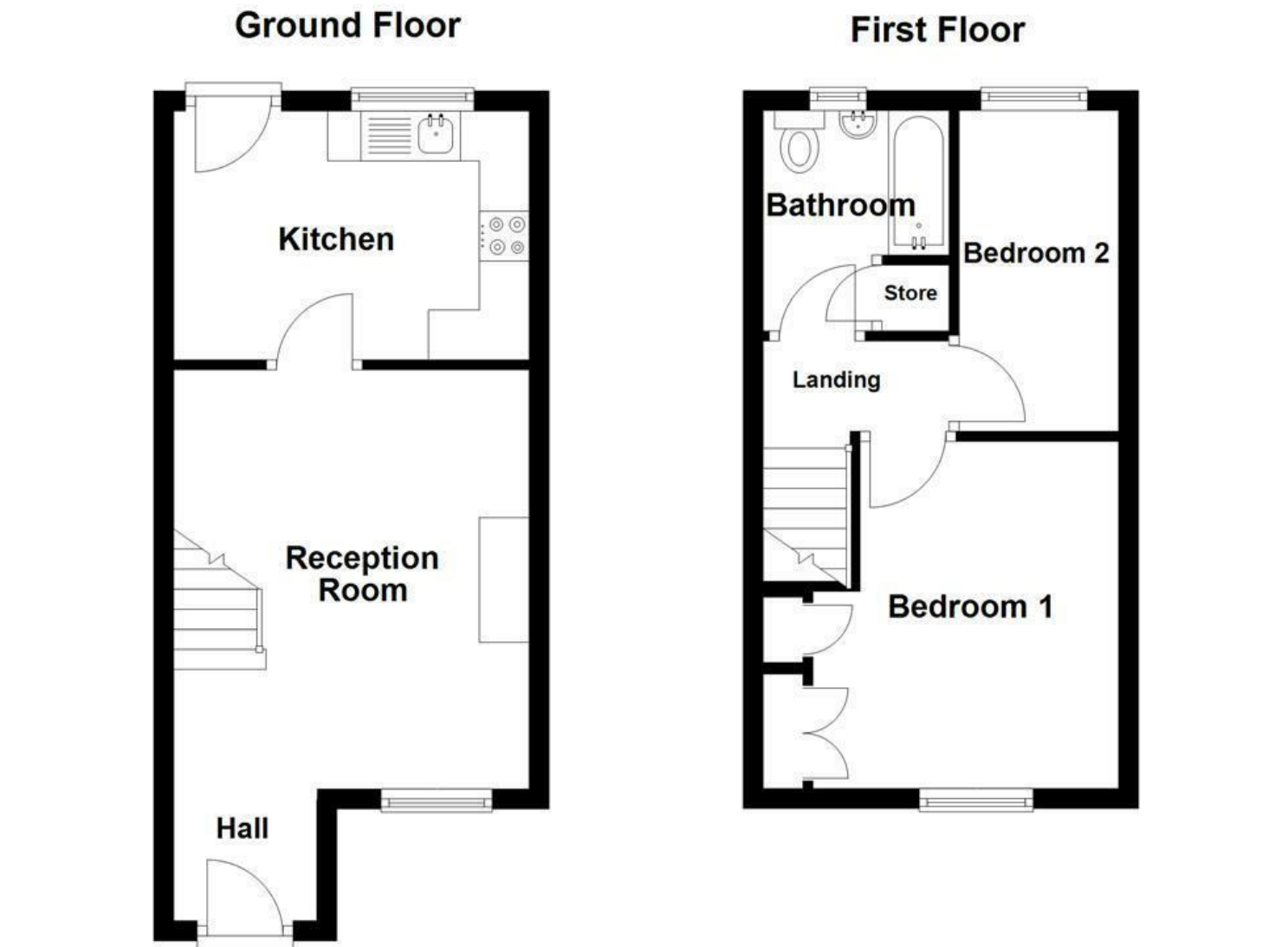




Osborne Way, Haslingden, BB4 4DZ

£179,950

PERFECT RENTAL INVESTMENT SOLD WITH TENANT IN SITU

Situated in the charming area of Haslingden, Rossendale, this delightful semi-detached house on Osborne Way presents an excellent opportunity for first-time buyers or those seeking a rental investment. The property boasts two well-proportioned bedrooms, providing ample space for comfortable living. The three-piece bathroom suite is both functional and inviting, catering to the needs of modern life.

As you enter the home, you will find a welcoming reception room that serves as a perfect space for relaxation or entertaining guests. The property is bursting with potential, allowing you to personalise it to your taste and style.

Outside, the gardens to both the front and rear offer a lovely outdoor space for gardening enthusiasts or for enjoying sunny days with family and friends. Additionally, the convenience of off-road parking ensures that you will never have to worry about finding a space for your vehicle.

This semi-detached house is not just a property; it is a canvas waiting for you to make it your own. With its ideal location and charming features, it is a wonderful opportunity that should not be missed. Whether you are looking to settle down or invest, this home is sure to meet your needs.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	69	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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**2****1****1****C**

- Semi Detached Property
 - Fitted Kitchen
 - Off Road Parking
 - EPC Rating C
- Two Bedrooms
 - Perfect First Home
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Gardens to Front and Rear
 - Council Tax Band B

Ground Floor

Entrance Hall

UPVC double glazed frosted front door and open to reception room.

Reception Room

13'9 x 11'8 (4.19m x 3.56m)

UPVC double glazed inset bay window, central heating radiator, electric fire with decorative surround, two feature wall lights, television point, door to kitchen and stairs to first floor.

Kitchen

11'7 x 8'2 (3.53m x 2.49m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with laminate work surfaces, tiled splashback, integrated oven with four ring gas hob and extractor hood, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for fridge freezer, combi boiler, coving, tiled flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

Smoke alarm, doors to two bedrooms, bathroom and airing cupboard.

Bedroom One

11'5 x 8'5 (3.48m x 2.57m)

UPVC double glazed window, central heating radiator, coving and over stairs storage.

Bedroom Two

10'10 x 5'8 (3.30m x 1.73m)

UPVC double glazed window, central heating radiator and access to loft via pull down ladder.

Bathroom

8'1 x 5'9 (2.46m x 1.75m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, wood panelled bath with overhead electric feed shower, partially tiled elevations and tiled flooring.

External

Rear

Enclosed garden with laid to lawn, paved patio and timber shed.

Front

Laid to lawn and driveway.



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