



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	76
(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.

## Osborne Way, Haslingden, BB4 4DZ

**£199,950**

EXCEPTIONAL TWO BEDROOM FAMILY HOME

Welcome to this exceptional semi-detached family home located on Osborne Way in the charming town of Haslingden. This delightful property boasts two well-proportioned bedrooms, making it an ideal choice for small families or couples seeking a comfortable living space. The home features a modern fitted kitchen, perfect for those who enjoy cooking and entertaining.

The spacious rear garden offers a wonderful outdoor retreat, providing ample space for children to play or for hosting summer gatherings with friends and family. Additionally, the property benefits from off-road parking, ensuring convenience and ease for residents and visitors alike.

The three-piece bathroom suite is thoughtfully designed, catering to the needs of modern living. With its inviting atmosphere and practical layout, this home is sure to appeal to a variety of buyers.

Situated in a friendly neighbourhood, this semi-detached house is not only a lovely place to live but also a fantastic opportunity to create lasting memories. Do not miss the chance to make this charming property your new home.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

# Osborne Way, Haslingden, BB4 4DZ

£199,950



- Exceptional Semi Detached Property
- Modern Fitted Kitchen
- Off Road Parking
- EPC Rating D
- Two Bedrooms
- Ideal Family Home
- Tenure Freehold
- Three Piece Bathroom Suite
- Spacious Rear Garden
- Council Tax Band B

## Ground Floor

with plinth lighting, mixer tap and overhead direct feed shower, tiled elevations and tiled flooring.

### Entrance Porch

4'2 x 3'8 (1.27m x 1.12m)

UPVC double glazed frosted front door, wood effect laminate flooring and open to dining room.

### Dining Room

13'11 x 11'11 (4.24m x 3.63m)

UPVC double glazed inset bay window, central heating radiator, pendant lighting, tiled flooring, door to kitchen, open to reception room and stairs to first floor with spotlights.

### Kitchen

12'1 x 8'2 (3.68m x 2.49m )

Two UPVC double glazed windows, range of high gloss wall and base units with marble effect work surfaces, under unit lighting, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with four ring electric hob and extractor hood, space for fridge freezer, plumbing for washing machine, wood effect laminate flooring and UPVC double glazed door to rear.

### Reception Room

13'8 x 11'6 (4.17m x 3.51m)

UPVC double glazed windows, multifuel stove, television point and UPVC double glazed sliding door to rear.

## First Floor

### Landing

8'1 x 6'0 (2.46m x 1.83m)

Doors leading to two bedrooms, bathroom and storage.

### Bedroom One

12'1 x 11'10 (3.68m x 3.61m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

### Bedroom Two

10'9 x 5'6 (3.28m x 1.68m)

UPV double glazed window, central heating radiator and loft access.

### Bathroom

8'3 x 5'7 (2.51m x 1.70m )

UPVC double glazed window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, panel bath



Tel: 01706215618

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)