



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) A		81
(81-91) B		
(69-80) C		
(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.



Cross Street North, Haslingden, BB4 5JD

£114,950

THE PERFECT FIRST TIME HOME OR RENTAL INVESTMENT

Keenans are proud to bring to the market this two bedroom terrace property in Rossendale. Perfectly suited for a first time buyer, small family or couple looking to downsize. Located close to local amenities, near well regarded schools as well being a short drive to major commuter routes towards Rawtenstall, Rochdale and Manchester. Boasting a bright living room, a fitted kitchen and dining room, two double bedrooms, a four piece bathroom suite, a spacious attic room and an enclosed rear yard.

The property comprises briefly, to the ground floor: entrance to the living room which has stairs leading to the first floor and doors providing access to the kitchen. The kitchen is fitted with wall and base units and has a door leading to the rear yard. To the first floor there is a landing with stairs leading to the second floor and doors providing access to two double bedrooms and a spacious four piece bathroom suite. To the second floor there is a spacious attic room. Externally to the rear of the property there is an enclosed paved yard with a gate to a shared access road.

For further information, or to arrange a viewing, please contact our Rossendale team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

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 **2**  **1**  **1**  **E**

- Tenure leasehold
 - On Street Parking
 - Fitted Kitchen
 - Close Proximity To Amenities
- Council tax Band A
 - Two Double Bedroom End Terraced Property
 - Ideal First Time Buy
- EPC Rating: E
 - Four Piece Bathroom
 - Easy Access To Major Commuter Routes

Ground Floor

Entrance

Via a UPVC double glazed front door to living room.

Living Room

17'11 x 13' (5.46m x 3.96m)

UPVC double glazed window, central heating radiator, coving, spotlights, television point, wood effect floor, stairs to first floor and door to kitchen.

Kitchen

16'7 x 8'11 (5.05m x 2.72m)

UPVC double glazed window, central heating radiator, cream wall and base units, laminate worktop, stainless steel one and a half sink and drainer with mixer tap, oven, four ring gas hob and extractor hood, plumbed for washing machine, space for fridge freezer, laminate floor, part tiled elevation, spotlights and UPVC double glazed door to rear garden.

First Floor

Landing

13'3 x 10'10 (4.04m x 3.30m)

Central heating radiator, spotlights, stairs to second floor, doors to two bedrooms and bathroom.

Bedroom Two

10'11 x 9'2 (3.33m x 2.79m)

UPVC double glazed window, central heating radiator and spotlights,

Bedroom One

11'9 x 9'9 (3.58m x 2.97m)

UPVC double glazed window, central heating radiator, door to storage cupboard and spotlights.

Bathroom

8'10 x 6'5 (2.69m x 1.96m)

UPVC double glazed frosted window, central heating towel rail, four piece suite, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, enclosed electric feed shower, tiled elevation, laminate floor and spotlights.

Second Floor

Attic Room

17'10 x 13'3 (5.44m x 4.04m)

Velux window and central heating radiator.

External

Rear

Enclosed paved yard and gate to shared access road.



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