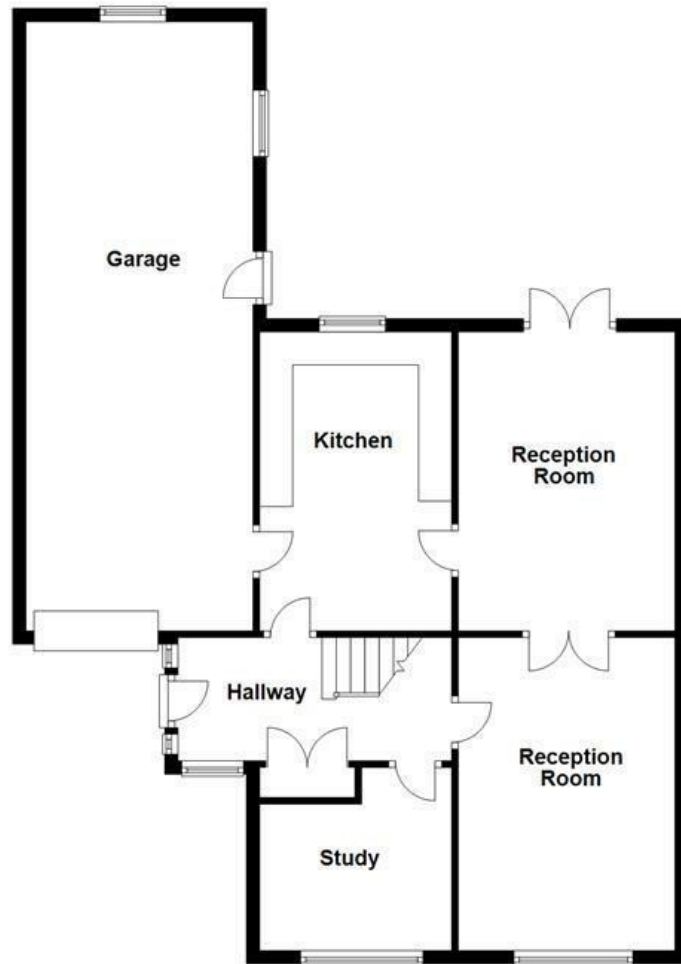
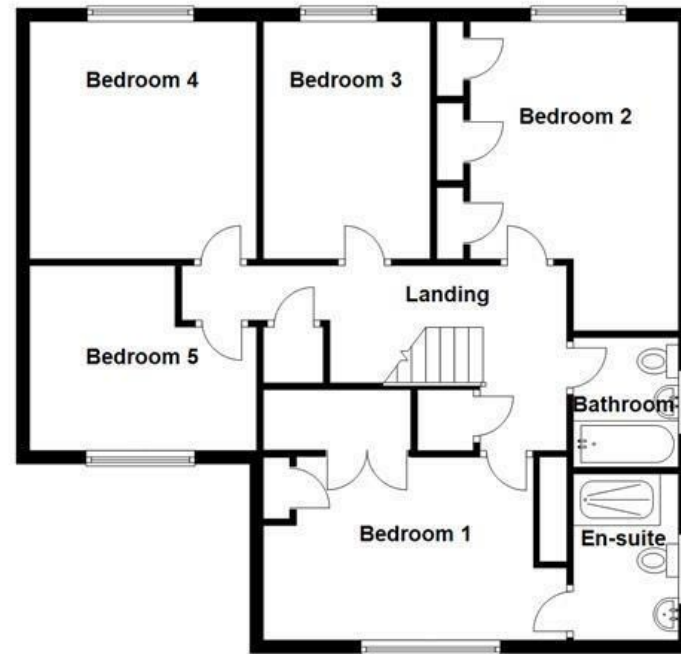


Ground Floor




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) A			
(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.

## Laneside Road, Haslingden, BB4 6PG

### Offers In The Region Of £425,000

A MODERN AND SPACIOUS FIVE BEDROOM FAMILY HOME WITH OFF ROAD PARKING

Keenans are delighted to present to the market this superb five bedroom detached family home. Finished to a high standard with plenty of living and outdoor space, this property isn't one to be missed! Sit on a peaceful estate in a popular area of Haslingden, the property is equipped with everything a growing family would need. It is within close proximity to transport links to neighbouring towns, local amenities and countryside walks.

The property comprises briefly, to the ground floor; entrance to a welcoming entrance hall with stairs leading to the first floor and doors providing access to the first reception room, kitchen, study and storage. The reception room then leads through to a spacious dining room that has French doors to the rear garden and a door through to the kitchen. The kitchen provides access through to the garage. To the first floor, there is a landing with doors leading to four spacious bedrooms, a main bedroom with en suite and a three piece family bathroom. Externally the property offers a spacious paved patio rear garden which wraps around to the side, a laid to lawn area, paved patio with laid to lawn and bedding areas. The front has a tarmac driveway for multiple vehicles and access to the integral garage.

Viewings can be arranged by calling our Rossendale team, at your earliest convenience. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansstateagents

Laneside Road, Haslingden, BB4 6PG

Offers In The Region Of £425,000



- Impressive Detached Property
- Two Spacious Reception Rooms
- Off Road Parking & Garage
- EPC Rating: TBC
- Five Bedrooms
- En Suite To Main Bedroom
- Leasehold
- Fitted Kitchen
- Enclosed Multilevel Garden
- Council Tax Band E

## Ground Floor

### Entrance Hallway

13'7 x 6'4 (4.14m x 1.93m)

UPVC front entrance door, UPVC double glazed frosted window, central heating radiator, spotlights, wood effect flooring, stairs to the first floor and doors to kitchen, reception room, study and storage.

### Study

9'6 x 9'1 (2.90m x 2.77m)

UPVC double glazed window, coving and wood effect flooring.

### Reception Room One

15'6 x 10'9 (4.72m x 3.28m)

UPVC double glazed window, central heating radiator, television point, two feature wall lights, wood effect flooring and single glazed bi-folding doors to reception room two.

### Reception Room Two

14'10 x 10'10 (4.52m x 3.30m)

Central heating radiator, wood effect flooring, door to the kitchen and UPVC double glazed French doors to the rear.

### Kitchen

14'8 x 9'3 (4.47m x 2.82m)

UPVC double glazed window, range of wood panelled wall and base units with laminate surfaces, stainless steel one and a half bowl sink with drainer and mixer tap, double oven in a high rise unit, five ring gas hob, extractor hood, integrated dishwasher and fridge freezer, laminate flooring and door to garage.

### Garage

30'2 x 11'3 (9.19m x 3.43m)

UPVC double glazed window, plumbing for washing machine, space for dryer, boiler, electric roller shutter door and composite door to the rear.

## First Floor

### Landing

Loft access, spotlights and doors to five bedrooms, bathroom and storage.

### Bedroom One

15'2 x 8'6 (4.62m x 2.59m)

UPVC double glazed window, central heating radiator, television point, fitted bedroom furniture, spotlights and door to the en suite.

### En Suite

8'3 x 5'3 (2.51m x 1.60m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, direct feed shower unit, tiled elevations, spotlights and laminate flooring.

### Bedroom Two

14'11 x 12' (4.55m x 3.66m)

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

### Bedroom Three

11'11 x 8'7 (3.63m x 2.62m)

UPVC double glazed window and central heating radiator.

### Bedroom Four

11'3 x 11'1 (3.43m x 3.38m)

UPVC double glazed window, central heating radiator, coving and loft access.

### Bedroom Five

11'3 x 9'9 (3.43m x 2.97m)

UPVC double glazed window, central heating radiator and coving.

### Bathroom

6'5 x 5'3 (1.96m x 1.60m)

UPVC double glazed frosted window, central heating towel rail, low basin WC, pedestal wash basin, wood panelled bath with direct feed shower overhead, tiled elevations, spotlights and laminate flooring.

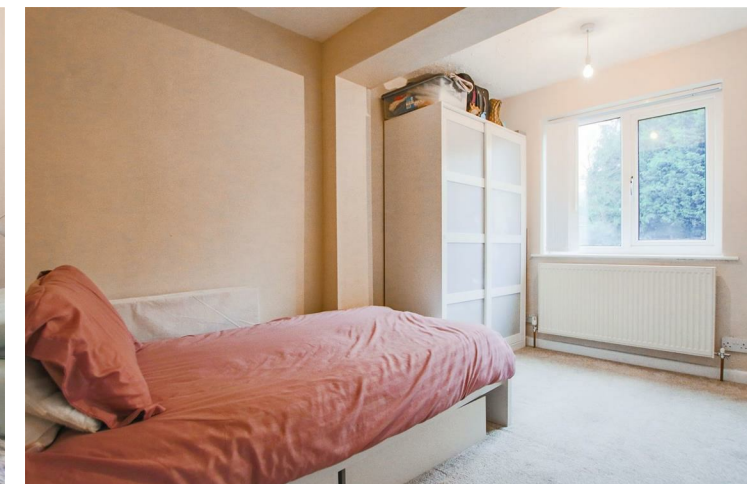
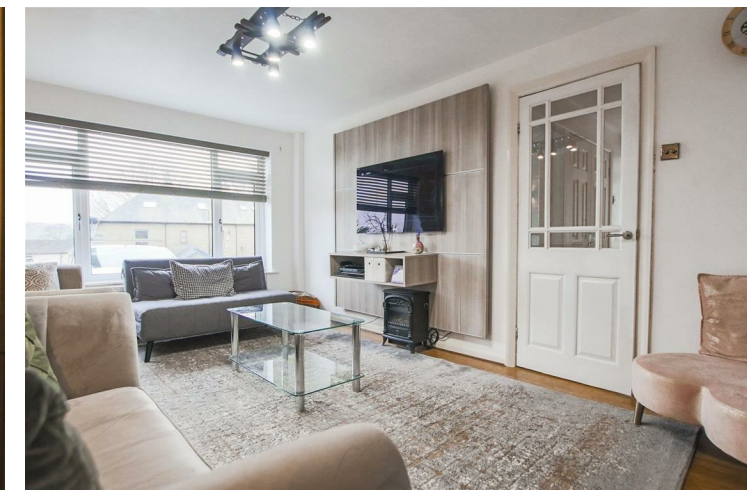
## External

### Front

Block paved and tarmac driveway providing off road parking leading to the garage.

### Rear

Multilevel laid to lawn and Indian stone paved garden with planted beds.



Tel: 01706215618

www.keenans-estateagents.co.uk