



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(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.

Colldale Terrace, Haslingden, BB4 6NY

£175,000

STYLISH TWO BEDROOM MID TERRACE HOME

Presenting Colldale Terrace, Haslingden, this delightful two-bedroom mid-terrace house gives an ideal opportunity for first-time buyers seeking a comfortable and modern home. Conveniently located near the town centre, residents will enjoy easy access to local amenities, shops, and transport links.

Upon entering, you will be greeted by a warm and inviting atmosphere, enhanced by tasteful decor throughout the property. The ground floor boasts two well-proportioned living areas, perfect for both relaxation and entertaining. The lounge features a cosy log burner, creating a snug focal point for those chilly evenings. The cottage-style kitchen is both functional and charming, providing a lovely space for culinary endeavours.

On the first floor, you will find a modern family bathroom, designed with contemporary fixtures and fittings, alongside a spacious double bedroom that offers a peaceful retreat. The second bedroom is also well-sized, making it suitable for guests, a home office, or a child's room.

The property benefits from a generous rear yard, providing ample outdoor space for gardening, al fresco dining, or simply enjoying the fresh air. This outdoor area is a wonderful addition, enhancing the overall appeal of the home.

In summary, this property on Colldale Terrace is a perfect blend of comfort, style, and convenience, making it an excellent choice for those looking to step onto the property ladder in Haslingden. Don't miss the chance to make this charming house your new home.

Colldale Terrace, Haslingden, BB4 6NY

£175,000

 2  1  2  D

- Tenure Freehold
- On Street Parking
- Ideal Home For A Couple Or Small Family
- Easy Access To Major Network Links
- Council Tax Band A
- Two Well Proportioned Bedrooms
- Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating D
- Viewing Essential
- Ample Rear Garden Space

Ground Floor

Entrance

UPVC frosted door to hall.

Hall

15'6 x 3'5 (4.72m x 1.04m)

Central heating radiator, cornice coving, dado rail, wood effect laminate flooring, doors to two reception rooms and stairs to first floor.

Reception Room One

14'6 x 11'2 (4.42m x 3.40m)

UPVC double glazed bay window, central heating radiator, cornice coving, ceiling rose, pendant lighting, two feature wall lights, picture rail, living flame gas fire with decorative surround and television point.

Reception Room Two

14'9 x 14'2 (4.50m x 4.32m)

UPVC double glazed window, central heating radiator, coving, under stairs storage, log burning stove with exposed brick surround and open access to kitchen.

Kitchen

9' x 6'11 (2.74m x 2.11m)

Two UPVC double glazed windows, wall and base units, wood effect surface, ceramic sink and drainer with high spout mixer tap, oven, four ring electric hob, tiled splash back, extractor hood, plumbed for washing machine, spotlights, tiled effect flooring and hard wood door to rear.

First Floor

Landing

10' x 6'2 (3.05m x 1.88m)

Loft access, smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

14'6 x 12' (4.42m x 3.66m)

UPVC double glazed window, central heating radiator, coving and part wood panelled elevation.

Bedroom Two

14' x 6'7 (4.27m x 2.01m)

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

Bathroom

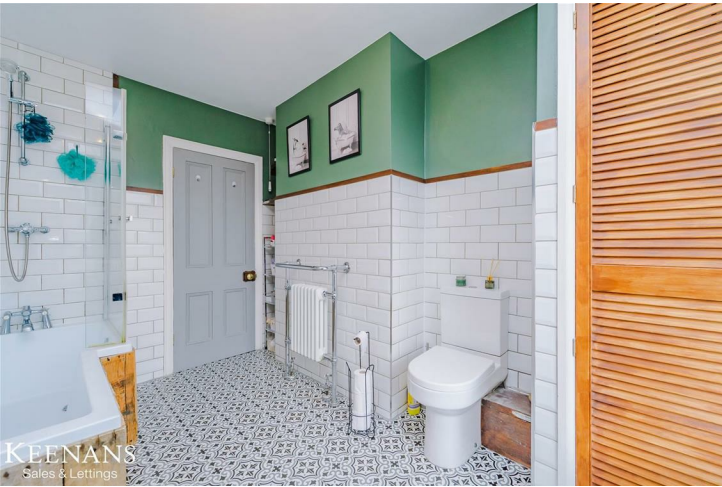
11'3 x 7'7 (3.43m x 2.31m)

UPVC double glazed frosted window, central heating towel rail, storage, dual flush W.C, wall mounted wash basin with mixer tap, P shaped bath with mixer tap, overhead direct feed shower, part tiled elevation and tiled floor.

External

Rear

Enclosed yard with paving, outbuilding and gate to shared access road.



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