



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	62	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Osborne Way, Haslingden, BB4 4DZ

£200,000

TWO BEDROOM SEMI-DETACHED PROPERTY IN HASLINGDEN

Situated in the charming area of Haslingden, Rossendale, this delightful house on Osborne Way offers a perfect blend of comfort and modern living. Upon entering, you are welcomed by a generous reception room, providing an inviting space for relaxation and entertaining guests. The well-equipped kitchen is a true highlight, featuring stylish LED lighting strips under the wall and base units, creating a warm and contemporary atmosphere. This culinary haven seamlessly leads to a spacious conservatory, which is bathed in natural light, making it an ideal spot for enjoying morning coffee or hosting gatherings.

The property boasts two well-proportioned bedrooms, each designed to provide a restful retreat. An adjoining shower room adds convenience and functionality, catering to the needs of both residents and visitors alike. Outside, the rear garden is laid to lawn and fully enclosed, offering a private outdoor space perfect for children to play or for hosting summer barbecues.

Additionally, off-road parking at the front of the garage ensures that you will never have to worry about finding a space. This home is not just a property; it is a sanctuary that combines modern amenities with a welcoming atmosphere. Whether you are a first-time buyer or looking to downsize, this house on Osborne Way is a wonderful opportunity to embrace a comfortable lifestyle in a lovely community.

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 2  1  2  D

- Tenure Freehold
 - Off Road Parking With Access To Garage
 - Viewing Essential
 - Easy Access To Major Commuter Routes
- Council Tax Band B
 - Two Generously Sized Bedrooms
 - Fitted Kitchen And Three Piece Shower Room
- EPC Rating D
 - Ideal Home For A Small Family Or Couple
 - Abundance Of Low Level Maintenance Garden Space

Ground Floor

Entrance

Composite frosted door to porch.

Porch

4' x 3'3 (1.22m x 0.99m)

Central heating radiator, fuse box, wood laminate flooring and open passage to reception room.

Reception Room

13'9 x 8'5 (4.19m x 2.57m)

UPVC double glazed window, central heating radiator, two feature wall lights, door to kitchen and wood effect laminate flooring.

Kitchen

11'8 x 8'3 (3.56m x 2.51m)

UPVC double glazed window, central heating radiator, wall and base units, wood effect work top, stainless steel sink and drainer with mixer tap, integrated oven and grill in a high rise unit, four ring electric hob, tiled splash back, extractor hood, space for fridge freezer, under plinth LED lighting, spotlights and door to Conservatory.

Conservatory

12'2 x 9'11 (3.71m x 3.02m)

UPVC double glazed windows, wood effect flooring and French doors to rear.

First Floor

Landing

5'9 x 2'4 (1.75m x 0.71m)

Spotlights, doors to two bedrooms and shower room.

Bedroom One

11'5 x 8'4 (3.48m x 2.54m)

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

Bedroom Two

10'10 x 5'9 (3.30m x 1.75m)

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

Shower Room

8'1 x 5'8 (2.46m x 1.73m)

UPVC double glazed window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head, spotlights, extractor fan and tiled effect laminate flooring.

External

Front

Block paved drive, slate chippings and paving to front entrance door.

Rear

Enclosed garden with paving.

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