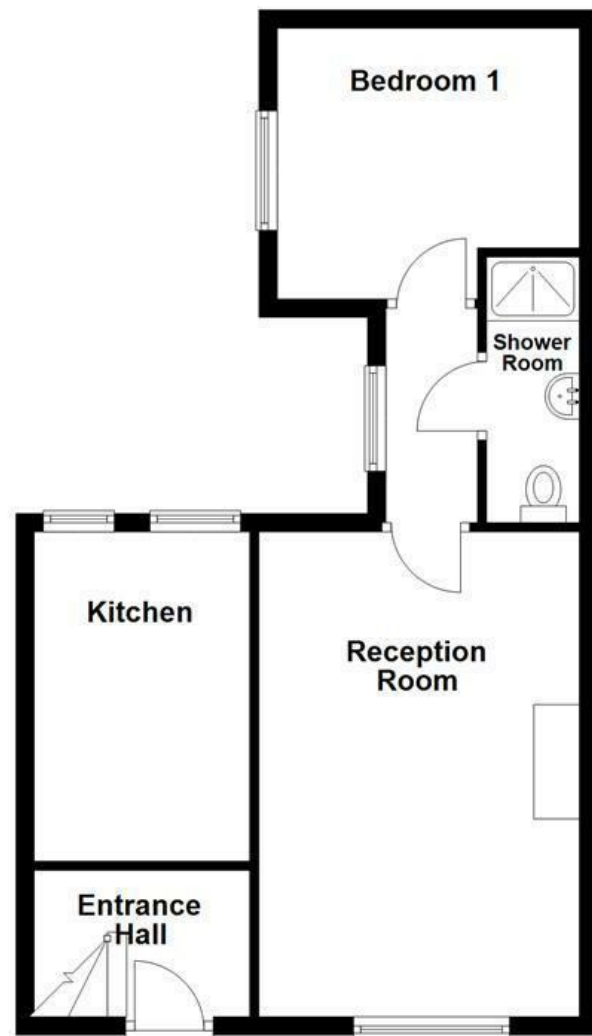
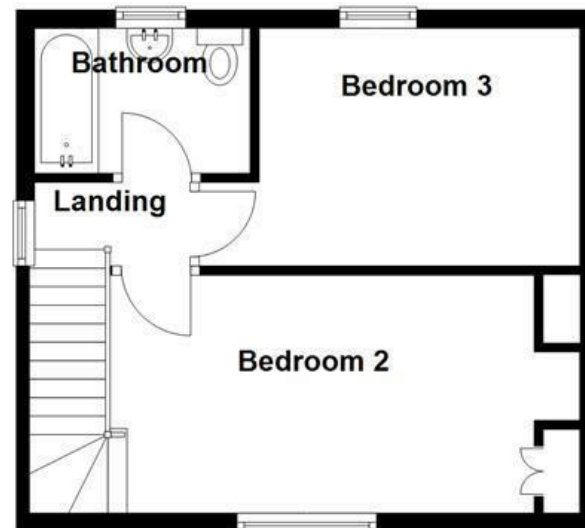


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.

## Hillside Road, Haslingden, BB4 5NW

£190,000

IMMACULATE SEMI DETACHED FAMILY HOME

Situated on the charming Hillside Road in Haslingden, this spacious semi-detached house offers an exceptional living experience with its immaculate presentation. The property boasts three generously sized bedrooms, with the main bedroom featuring a convenient en suite bathroom, ensuring comfort and privacy for the occupants.

The heart of the home is undoubtedly the modern fitted kitchen, which is both stylish and functional, perfect for those who enjoy cooking and entertaining. The inviting reception room provides a warm and welcoming space for relaxation and family gatherings.

Outside, the property is complemented by beautifully maintained gardens to both the front and rear, creating a serene outdoor environment ideal for enjoying the fresh air or hosting summer barbecues. Additionally, the driveway offers off-road parking, a valuable feature in this desirable area.

This semi-detached house is perfect for families or anyone seeking a comfortable and well-presented home in a lovely neighbourhood. With its combination of space, modern amenities, and delightful gardens, this property is sure to impress. Don't miss the opportunity to make this wonderful house your new home.

Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property.

# Hillside Road, Haslingden, BB4 5NW

£190,000

 3  2  1  D

- Exceptional Semi Detached Property
- Modern Fitted Kitchen
- Off Road Parking
- EPC Rating D
- Three Bedrooms
- Ample Living Space
- Tenure Freehold
- Two Bathrooms
- Immaculate Gardens to Front and Rear
- Council Tax Band A

## Ground Floor

### Entrance Hall

7'9 x 5'3 (2.36m x 1.60m )

### Kitchen

11'1 x 7'8 (3.38m x 2.34m)

### Reception Room

17'5 x 11'6 (5.31m x 3.51m )

### Bedroom One

14'1 x 10'10 (4.29m x 3.30m)

### En Suite

9'7 x 3'4 (2.92m x 1.02m )

## First Floor

### Landing

5'6 x 2'6 (1.68m x 0.76m )

### Bedroom Two

16'11 x 8'7 (5.16m x 2.62m)

### Bedroom Three

11'7 x 8'7 (3.53m x 2.62m)

### Bathroom

7'0 x 5'7 (2.13m x 1.70m )



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