



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(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

### £129,950

AN IMPRESSIVE TWO BEDROOM MID TERRACED PROPERTY

Having been presented and maintained beautifully throughout with spacious rooms, neutral decoration and added cellar, this fantastic two bedroom mid terraced property is being proudly welcomed to the lettings market in the enviable location of Haslingden. With open plan kitchen diner, fitted wardrobes and modern fixtures and fittings, this property is the perfect home for any small family or professional couple not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rawtenstall, Manchester and Bury.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room guides you through to an inner hallway and staircase down to the cellar. The inner hallway leads on to a kitchen and staircase to the first floor. The first floor comprises of doors on to two bedrooms and a four piece bathroom suite. Externally there is an enclosed yard to the rear and views to the front.

For further information or to arrange a viewing please contact our Sales team at your earliest convenience.

# Cross Street North, Haslingden, BB4 5JD

£129,950



- Mid Terrace Property
- Fitted Kitchen
- On Street Parking
- EPC Rating D
- Two Bedrooms
- Bursting with Potential
- Tenure Leasehold
- Four Piece Bathroom Suite
- Ideal Rental Investment
- Council Tax Band A

## Ground Floor

## Rear

Enclosed yard.

### Entrance

Via a composite double glazed frosted door to vestibule.

### Vestibule

3'8 x 2'10 (1.12m x 0.86m)

Door to reception.

### Reception Room

14'3 x 13'11 (4.34m x 4.24m)

UPVC double glazed window, central heating radiator, gas fire, television point, door to stairs to cellar and door to inner hall.

### Inner Hall

3'2 x 2'4 (0.97m x 0.71m)

Smoke alarm, open to kitchen/diner and stairs to first floor.

### Kitchen/diner

14'2 x 7'5 (4.32m x 2.26m)

UPVC double glazed window, central heating radiator, range of wood effect wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric oven with five ring gas hob and extractor hood, integrated dish washer, space for fridge freezer and washing machine, spotlights, tiled effect lino floor and composite double glazed frosted door to rear.

## Lower Ground Floor

### Cellar

16'9 x 2'10 (5.11m x 0.86m)

Meter cupboard, power and lighting.

## First Floor

### Landing

9'9 x 5'10 (2.97m x 1.78m)

Feature wall light, smoke alarm, doors to two bedrooms and bathroom.

### Bedroom One

10'11 x 14'3 (3.33m x 4.34m )

UPVC double glazed window, central heating radiator and fitted wardrobe

### Bedroom Two

9'3 x 7'3 (2.82m x 2.21m)

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

### Bathroom

13'10 x 4'6 (4.22m x 1.37m)

UPVC double glazed frosted window, chrome heated towel rail, three piece suite, dual flush WC, panel bath with mixer tap, pedestal wash basin with mixer tap, enclosed direct feed shower, tiled elevation, spotlights, extractor fan and tiled floor.

## External



Tel: 01706215618

www.keenans-estateagents.co.uk