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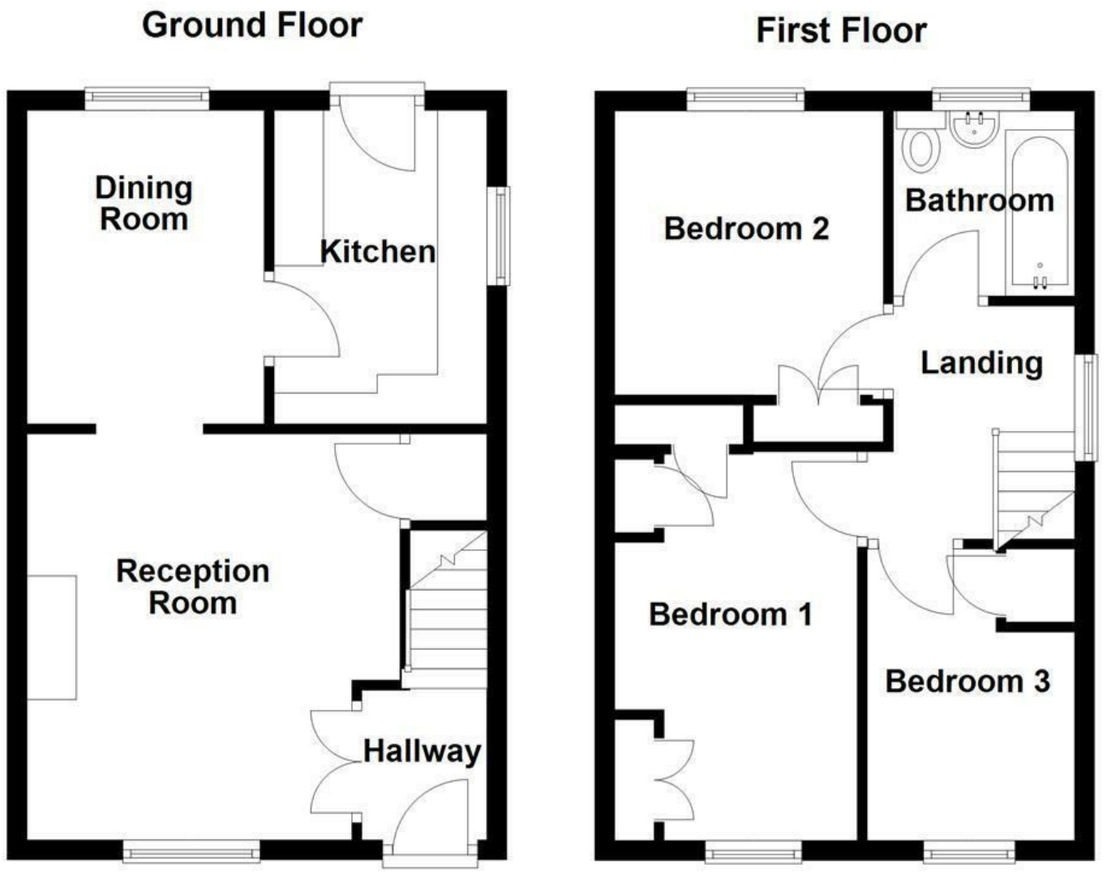

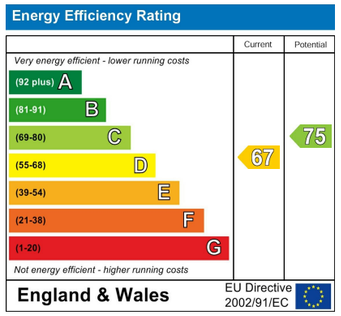

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Mercer Crescent, Haslingden, BB4 4JJ

£230,000

AN OUTSTANDING SEMI DETACHED FAMILY HOME

Nestled in the desirable Mercer Crescent, Haslingden, this exceptional semi-detached family home is a true gem. Presented and maintained to the highest standard, it offers a complete blank canvas for any growing family eager to make it their own.

The property boasts three generously sized bedrooms, providing ample space for rest and relaxation. The open-plan living and dining area creates a warm and inviting atmosphere, perfect for family gatherings and entertaining guests. Additionally, the detached garage and driveway adds convenience and extra storage options.

Surrounded by stunning gardens, this home is set within a sought-after estate in Haslingden, offering a peaceful and picturesque environment. The outdoor space is ideal for children to play or for adults to unwind in the fresh air.

This property is truly not to be missed, as it combines modern living with the charm of a family home. Whether you are looking to settle down or seeking a new adventure, this house is ready to welcome you. Don't miss the opportunity to make this beautiful home your own.

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

Mercer Crescent, Haslingden, BB4 4JJ

£230,000

3 1 1 D

- Semi Detached Property
- Reception Room & Dining Room
- Off Road Parking & Garage
- EPC Rating D
- Three Bedrooms
- Four Piece Bathroom
- Leasehold
- Fitted Kitchen
- Front & Rear Gardens
- Council Tax Band C

Ground Floor

Entrance Hallway

5′ x 4′2 (1.52m x 1.27m)

Composite front entrance door, stairs to the first floor and hardwood single glazed doors to the reception room.

Reception Room

13′6 x 12′5 (4.11m x 3.78m)

UPVC double glazed window, central heating radiator, gas fire with marble effect surround, television point, understairs storage, two feature wall lights, coving and open to the dining room.

Dining Room

10′5 x 7′11 (3.18m x 2.41m)

UPVC double glazed window, central heating radiator, coving and door to the kitchen.

Kitchen

10′5 x 7′1 (3.18m x 2.16m)

UPVC double glazed window, range of panelled wall and base units with wood effect surfaces and tiled splashbacks, stainless steel sink with drainer and mixer tap, electric oven with four ring gas hob, extractor hood, integrated fridge and freezer, plumbing for washing machine, Vaillant boiler, Karndean flooring and composite double glazed door to the rear.

First Floor

Landing

7′10 x 7′ (2.39m x 2.13m)

UPVC double glazed frosted window, electric heater, loft access and doors to three bedrooms and bathroom.

Bedroom One

14′6 x 8′3 (4.42m x 2.51m)

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

Bedroom Two

11′ x 9′2 (3.35m x 2.79m)

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

Bedroom Three

9′8 x 6′11 (2.95m x 2.11m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bathroom

6′2 x 6′ (1.88m x 1.83m)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin, panelled bath, direct feed shower unit, tiled elevations and lino flooring.

External

Front

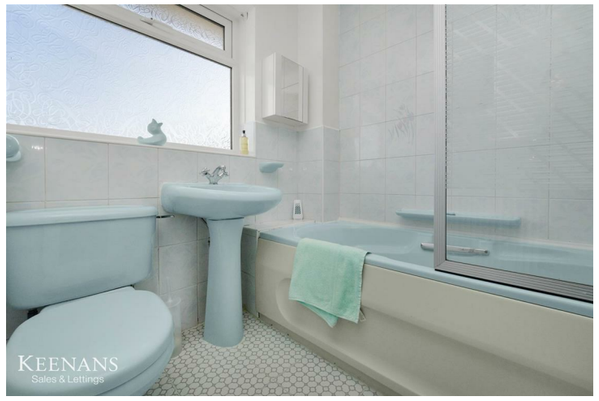
Laid to lawn garden with wood chippings, off road parking and access to the garage.

Rear

Enclosed garden with paving, tiered wood chipped areas and access to the garage.

Garage

18′10 x 9′5 (5.74m x 2.87m)



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