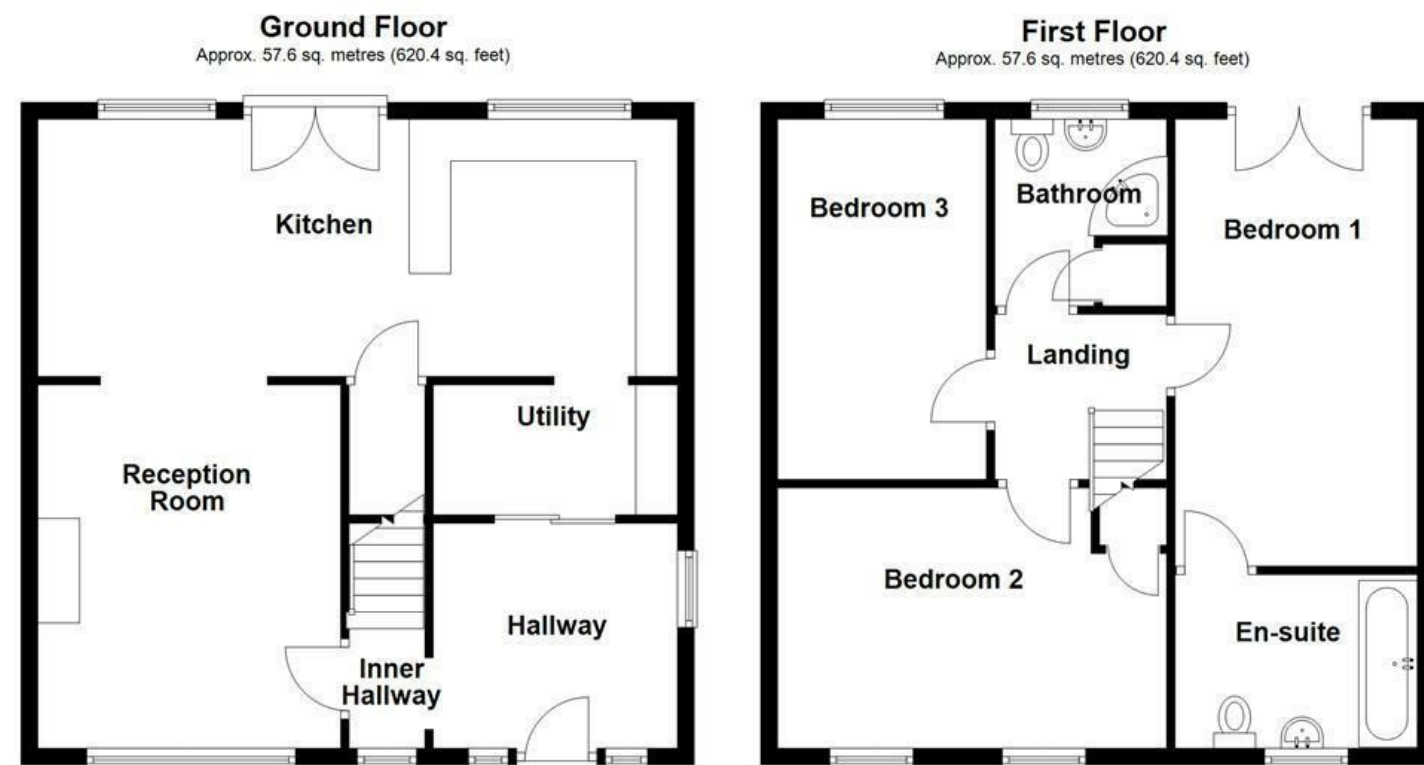




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Hillrise, Haslingden, BB4 6PH

£275,000

BEAUTIFUL THREE BEDROOM PROPERTY.

Nestled in the charming area of Hillrise, Haslingden, this stunning three-bedroom semi-detached house offers a perfect blend of modern living and picturesque surroundings. As you step inside, you are greeted by a beautifully designed open-plan kitchen and dining room, ideal for both entertaining guests and enjoying family meals. The space is filled with natural light, creating a warm and inviting atmosphere.

The property boasts off-road parking, providing convenience and peace of mind for residents and visitors alike. The master bedroom is a true highlight, featuring an en suite bathroom that adds a touch of luxury to your daily routine.

One of the most appealing aspects of this home is the breathtaking views over the hills, which can be enjoyed from various vantage points within the property. This serene backdrop enhances the overall charm of the residence, making it a delightful retreat from the hustle and bustle of everyday life.

With its desirable location and impressive features, this semi-detached house is an excellent opportunity for those seeking a comfortable and stylish home in the heart of Rossendale. Whether you are a first-time buyer or looking to settle down in a tranquil setting, this property is sure to impress.

For more information or to book a viewing, please contact our Rossendale branch as soon as possible.

Hillrise, Haslingden, BB4 6PH

£275,000

3 2 1 D

- Semi Detached Property
- Spacious Reception Room
- Off Road Parking
- EPC Rating D
- Three Bedrooms
- En Suite To Main Bedroom
- Freehold
- Open Plan Dining Kitchen
- Front & Rear Gardens
- Council Tax Band B

Ground Floor

Entrance Hallway

9'7 x 9'6 (2.92m x 2.90m)

Composite front entrance door, UPVC double glazed windows and frosted windows, tiled flooring, sliding door to the utility room and open to the inner hall.

Inner Hall

5'2 x 2'9 (1.57m x 0.84m)

UPVC double glazed frosted window, tiled flooring, stairs to the first floor and door to the reception room.

Reception Room

14'3 x 11' (4.34m x 3.35m)

UPVC double glazed window, central heating radiator, gas fire with wooden mantel and open to the kitchen.

Kitchen

25'2 x 10'1 (7.67m x 3.07m)

Two UPVC double glazed windows, two central heating radiators, range of high gloss wall and base units with granite surfaces, electric double oven, four ring electric hob, extractor hood, stainless steel sink, integrated fridge freezer and dishwasher, fitted storage, wood effect flooring, open to the utility room and UPVC double glazed French doors to the rear.

Utility Room

9'7 x 5'1 (2.92m x 1.55m)

Wood effect worktops, plumbing for washing machine, space for dryer and tiled flooring.

First Floor

Landing

7'2 x 5'9 (2.18m x 1.75m)

Loft access and doors to three bedrooms and bathroom.

Bedroom One

17'6 x 9'6 (5.33m x 2.90m)

UPVC double glazed French doors, central heating radiator and door to en suite.

En Suite

9'6 x 6'1 (2.90m x 1.85m)

UPVC double glazed frosted window, chrome heated towel rail, dual flush WC, vanity top wash basin, panelled bath, granite effect elevations, extractor fan and wood effect flooring.

Bedroom Two

14'4 x 9'8 (4.37m x 2.95m)

Two UPVC double glazed windows, central heating radiator and storage.

Bedroom Three

14'2 x 8'2 (4.32m x 2.49m)

UPVC double glazed window and central heating radiator.

Bathroom

7'4 x 5'9 (2.24m x 1.75m)

UPVC double glazed frosted window, chrome heated towel rail, dual flush WC, vanity top wash basin, direct feed shower unit, marble effect elevations and wood effect flooring.

External

Front

Laid to lawn garden and driveway providing off road parking.

Rear

Paved and decked garden with brick built shed.



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