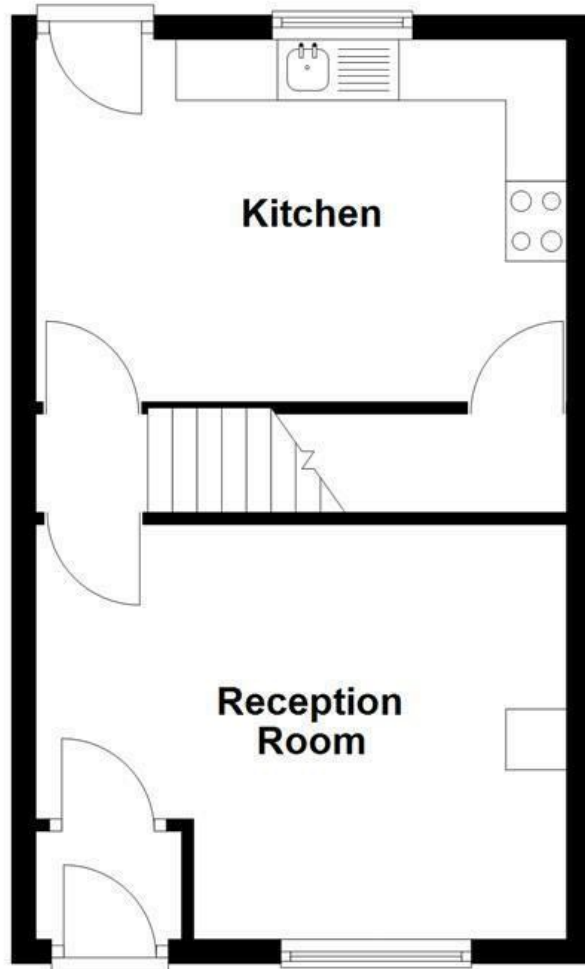
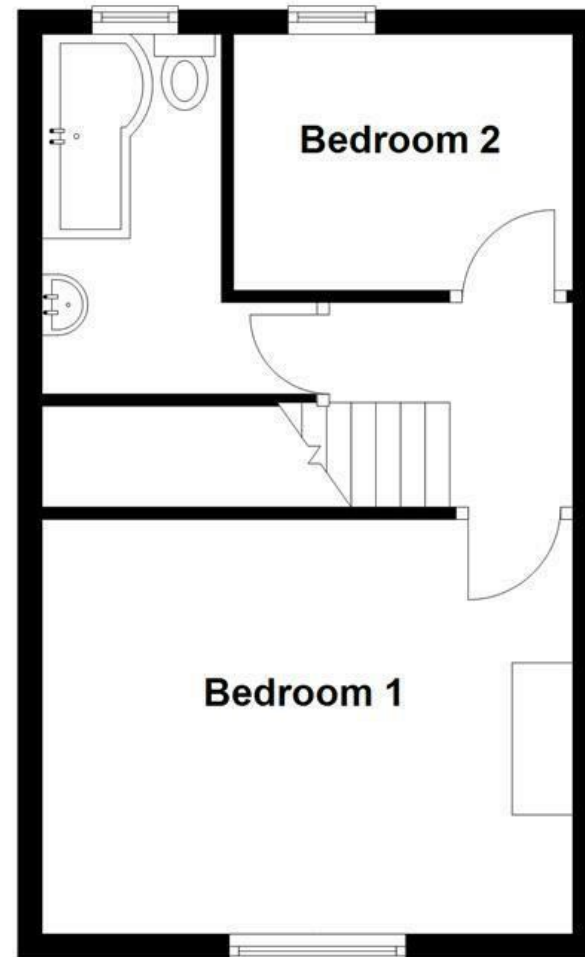


Ground Floor



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			
(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.

## Parkinson Street, Rossendale, BB4 5BE

£89,950

A CHARMING TWO BEDROOM PROPERTY IN HASLINGDEN

Nestled in the charming area of Haslingden, Rossendale, this delightful two-bedroom house on Parkinson Street presents an excellent opportunity for both first-time buyers and savvy investors. With one well-proportioned reception room, this property offers a warm and inviting space for relaxation and entertaining.

The house features two comfortable bedrooms, providing ample space for a small family or individuals seeking a peaceful retreat. The bathroom is conveniently located, ensuring practicality for everyday living.

One of the standout qualities of this property is its fantastic potential for enhancement. There is ample room to add value, making it an ideal choice for those looking to invest in a property that can be transformed into a dream home or a lucrative rental opportunity.

The location in Haslingden is particularly appealing, known for its friendly community and access to local amenities. This area is perfect for those who appreciate a blend of tranquillity and convenience.

# Parkinson Street, Rossendale, BB4 5BE

£89,950



- Mid Terraced Property
- Three Piece Bathroom
- On Street Parking
- EPC rating E
- Spacious Living Room
- Two Bedrooms
- Tenure Leasehold
- Fitted Kitchen
- Enclosed Rear Yard
- Council Tax Band A

## Ground Floor

### Entrance

### Vestibule

3'11 x 3'7 (1.19m x 1.09m)

### Living room

14'4 x 11'4 (4.37m x 3.45m)

### Inner Hall

### Kitchen

9'9 x 11'2 (2.97m x 3.40m)

## First Floor

### Landing

6'7 x 5'11 (2.01m x 1.80m)

### Bedroom One

14'11 x 11'8 (4.55m x 3.56m)

### Bedroom Two

9'2 x 7'3 (2.79m x 2.21m)

### Bathroom

7'3 x 9'4 (2.21m x 2.84m)

## External

## Rear



Tel: 01706215618

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