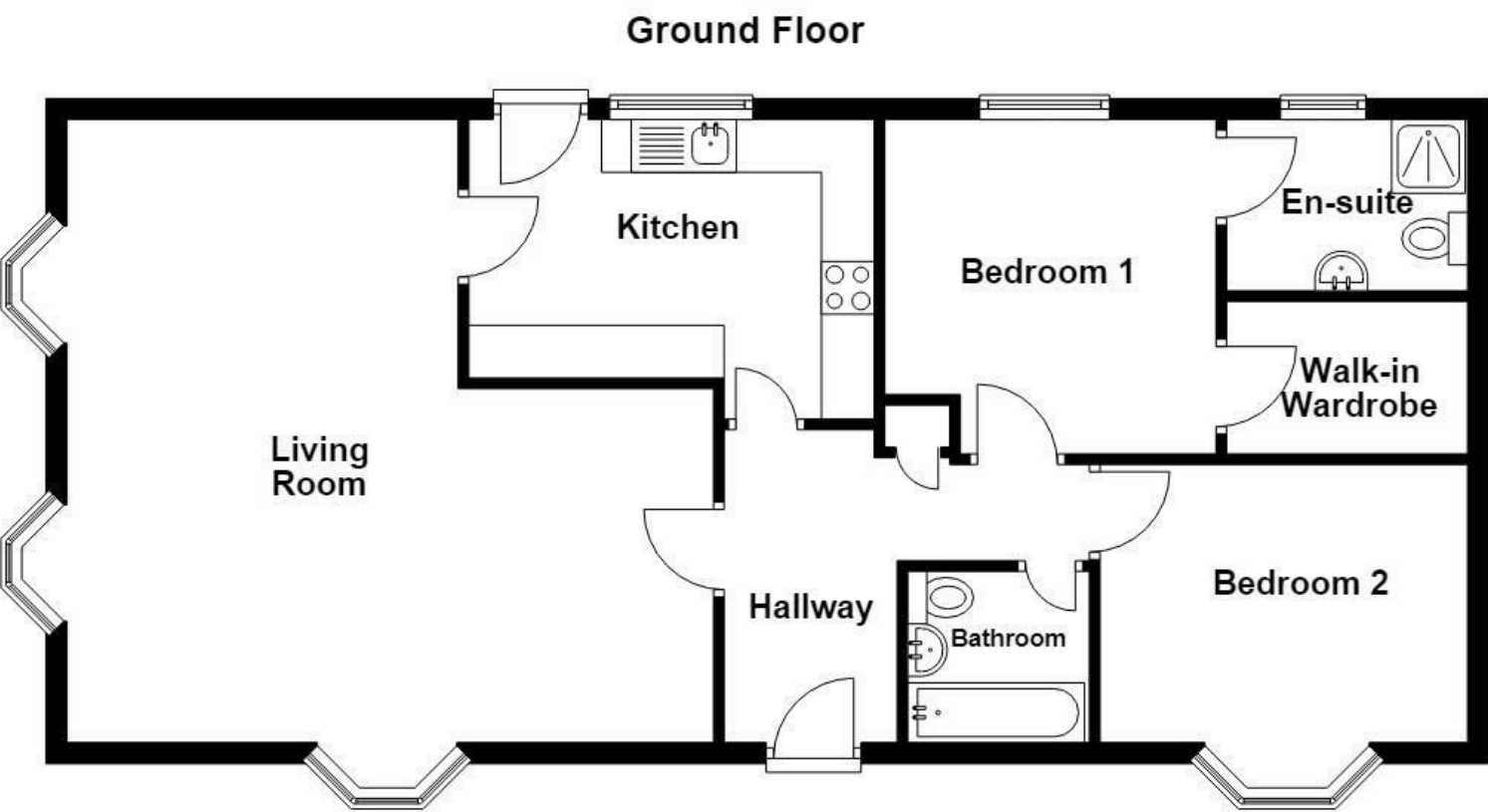




Grane Road, Rossendale, BB4 4FN

£199,950

A FANTASTIC TWO BEDROOM PARK HOME IN HELMSHORE

Situated in the charming area of Helmsore, this delightful two-bedroom park home on Grane Road, Haslingden, offers a perfect blend of comfort and convenience. This well-maintained property is fully residential, making it an ideal choice for those seeking a peaceful yet vibrant community to call home. The park home boasts a thoughtful layout, providing ample space for relaxation and entertaining. The two bedrooms are generously sized, ensuring a restful retreat at the end of the day. The living areas are bright and inviting, creating a warm atmosphere that is perfect for both quiet evenings and social gatherings. One of the standout features of this property is its reasonable site fees, which add to the appeal of living in this well-kept park. Residents can enjoy the tranquillity of the surrounding countryside while still being within easy reach of local amenities and transport links. Living in Helmsore offers a unique lifestyle, with picturesque views and a friendly community spirit. Whether you are looking to downsize, seeking a first home, or simply wishing to enjoy a more relaxed way of life, this park home presents an excellent opportunity. In summary, this two-bedroom park home on Grane Road is a wonderful option for anyone looking to embrace a serene lifestyle in a well-maintained environment. With its appealing location and reasonable site fees, it is certainly worth considering for your next move.

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

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- Tenure TBC
 - Off Road Parking
 - Garden Space
 - Close Proximity To Local Amenities
- Council Tax Band A
 - Two Bedroom Park Home
 - Sought After Location
- EPC Rating TBC
 - Modern Fitted Kitchen
 - Easy Access To Major Commuter Routes

Ground Floor

Hallway
9'9 x 11'5 (2.97m x 3.48m)

Reception Room
20'2 x 19'5 (6.15m x 5.92m)

Kitchen
12'8 x 10'3 (3.86m x 3.12m)

Bedroom One
10'4 x 9'1 (3.15m x 2.77m)

En-Suite
6'1 x 5'2 (1.85m x 1.57m)

Walk In Wardrobe
5'2 x 5'7 (1.57m x 1.70m)

Bedroom Two
10'1 x 9'9 (3.07m x 2.97m)

Bathroom
6'0 x 5'8 (1.83m x 1.73m)

Exterior
Stone chipped bedding areas, block paved drive and enclosed paved rear.



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