



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

## Mercer Crescent, Haslingden, BB4 4DQ

### £325,000

A DECEPTIVELY SPACIOUS DETACHED FAMILY HOME

Situated in the charming area of Mercer Crescent, Haslingden, this delightful house presents an excellent opportunity for families seeking comfort and convenience. The property boasts three generously sized bedrooms, with one conveniently located on the ground floor, providing versatile living options to accommodate various family needs.

The spacious living room is a standout feature, enhanced by elegant French doors that open directly into the garden, creating a seamless connection between indoor and outdoor spaces. This inviting area is perfect for both relaxation and entertaining, making it the heart of the home.

In addition to its appealing interior, the property offers ample off-road parking, ensuring that you and your guests can enjoy easy access without the hassle of street parking. The location is particularly advantageous for families, as it provides easy access to nearby schools, essential amenities, and key commuter routes, making daily life more manageable.

This house is not just a place to live; it is a home that offers a blend of comfort, practicality, and a welcoming community atmosphere. Whether you are a growing family or simply seeking a peaceful retreat, this property is well worth considering.

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# Mercer Crescent, Haslingden, BB4 4DQ

## £325,000

 3  2  1  C

- Tenure Freehold
  - Off Road Parking With Garage
  - Abundance Of Indoor And Outdoor Space
- Council Tax Band D
  - Sought After Area
  - Close Proximity To Local Amenities
- EPC Rating C
  - Viewing Essential
  - Easy Access To major Commuter Routes

### Ground Floor

#### Entrance

Hard wood double glazed frosted door to hall.

#### Hall

22'6 x 15'3 (6.86m x 4.65m)  
Central heating radiator, wood effect flooring, stairs to first floor, doors to reception room, kitchen, utility, shower room and bedroom three.

#### Reception Room

17'9 x 14'1 (5.41m x 4.29m)  
UPVC double glazed window, two central heating radiators, solid oak decorative beams to ceiling, gas stove with stone hearth, brick surround and wood mantle, solid wood floor and UPVC double glazed French doors leading to the rear garden.

#### Kitchen

14'10 x 8' (4.52m x 2.44m)  
UPVC double glazed window, UPVC double glazed bay window, central heating radiator, range of base and wall units, laminate work tops, breakfast bar, ceramic sink and drainer with mixer tap, three door Range master cooker with five ring gas hob, tiled splash back and extractor hood, plumbed for dishwasher, space for under counter fridge, spotlights and tiled floor.

#### Utility Room

9'11 x 6' (3.02m x 1.83m)  
UPVC double glazed window, door leading to rear, central heating radiator, access to boiler, plumbing for a washing machine, composite door leading to the rear decking and tiled floor.

#### Bedroom Three

9'11 x 9'10 (3.02m x 3.00m)  
UPVC double glazed window, central heating radiator and spotlights.

#### Shower Room

6'6 x 5'3 (1.98m x 1.60m)  
Dual flush WC, vanity top wash basin with mixer tap, walk in direct feed rainfall shower with rinse head, spotlights, tiled elevation, extractor fan, tiled flooring and central heating towel rail.

#### Conservatory

11'8 x 8'1 (3.56m x 2.46m)  
UPVC double glazed windows, pitched polycarbonate roof and UPVC double glazed French doors leading to the decking.

### First Floor

#### Landing

Eave storage, spotlights, two Velux windows, central heating radiator, smoke alarm, doors to two bedrooms and bathroom.

#### Bedroom One

12'6 x 11'9 (3.81m x 3.58m)  
UPVC double glazed window, central heating radiator, spotlights and fitted wardrobes.

### Bedroom Two

11'9 x 9'11 (3.58m x 3.02m)  
UPVC double glazed window, Velux window, central heating radiator and door to eave storage.

### Bathroom

7'4 x 5'9 (2.24m x 1.75m)  
Velux window, central heating towel rail, low flush WC, corner vanity top wash basin with mixer tap, double panel bath with mixer tap, part tiled elevation, spotlights and tiled floor.

### External

#### Rear

Decked terrace which leads to the side of the garden which has laid to lawn garden and bedding areas, gated off road parking available and a patio area.

#### Side Garage

Electric up and over door, electric fuse box and doors leading to the rear garden.



Tel: 01706215618

www.keenans-estateagents.co.uk