



## Sizehouse Village, Haslingden, BB4 6TD

### Offers Over £215,000

AN ENVIABLE FAMILY HOME

Having been presented and maintained to the highest standard throughout with immaculate presentation, an abundance of indoor and outdoor space and fantastic loft conversion, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Haslingden. Situated on an elevated plot with stunning gardens and added orangery, this outstanding property is the perfect home for any family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rawtenstall, Manchester, Accrington and major motorway links.

The property comprises briefly; a welcoming entrance porch provides access through to a spacious reception room. The reception room guides you on to a contemporary fitted kitchen diner and houses a staircase to the first floor. The kitchen boasts modern wall and base units, integrated appliances and leads through to a Sun Room. The first floor comprises of doors on to two bedrooms, bathroom and door to a staircase to the second floor. The second floor leads on to a fantastic loft room which is currently being used as a third bedroom. Externally there is an enclosed garden to the rear with laid to lawn, paving, bedding and mature shrubs. To the front there is a garden with laid to lawn, paving and mature shrubs, as well as a garage and access on to a communal car park.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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 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.



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- Tenure Freehold
  - Communal Parking
  - Fitted Kitchen And Three Piece Bathroom Suite
  - Ideal Family Home
- Council Tax Band B
  - Viewing Essential
  - Ample Garden Spaces
- EPC Rating C
  - Traditional Features
  - Easy Access To Major Network Links

### Ground Floor

#### Entrance

Composite double glazed frosted door to porch.

#### Porch

5'9 x 2'4 (1.75m x 0.71m)

Baxi boiler, wood effect laminate flooring and hard wood single glazed frosted door to reception room one.

#### Reception Room One

15'3 x 13' (4.65m x 3.96m)

UPVC double glazed window, central heating radiator, exposed beams, two feature wall lights, wood panel elevation, electric fire with granite hearth, television point, wood effect laminate flooring, hard wood single glazed frosted door to kitchen/dining area and stairs to first floor.

#### Kitchen/ Dining Area

15'3 x 8'4 (4.65m x 2.54m)

UPVC double glazed window, central heating radiator, range of panel wall and base units, granite effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven with four ring induction hob, extractor hood, integrated fridge and freezer and dishwasher, plumbed for washing machine, exposed beams, feature wall light, tiled floor and open arch to sun room.

#### Sun Room

12'1 x 8'11 (3.68m x 2.72m)

UPVC double glazed frosted window, UPVC double glazed window, spotlights, tiled floor and UPVC double glazed French doors to rear.

### First Floor

#### Landing

8'3 x 4'10 (2.51m x 1.47m)

Smoke alarm, doors to two bedrooms, bathroom and door to stairs to second floor.

#### Bedroom One

15'3 x 9'11 (4.65m x 3.02m)

UPVC double glazed window, central heating radiator, exposed beams, over stairs storage and wood effect laminate flooring.

#### Bedroom Two

11'5 x 8'4 (3.48m x 2.54m)

UPVC double glazed window, central heating radiator, exposed beams and wood effect laminate flooring.

#### Bathroom

6'6 x 6'3 (1.98m x 1.91m)

UPVC double glazed frosted window, central heating radiator, three piece suite, panel bath, overhead electric feed shower, pedestal wash basin with mixer tap, dual flush WC, tiled elevation, exposed beams and tiled floor.

### Second Floor

### Loft Room

15'3 x 10'6 (4.65m x 3.20m)

Two Velux windows and Eave storage.

### External

#### Rear

Laid to lawn garden with paving and bedding areas.

#### Front

Laid to lawn garden with paving and bedding areas.



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