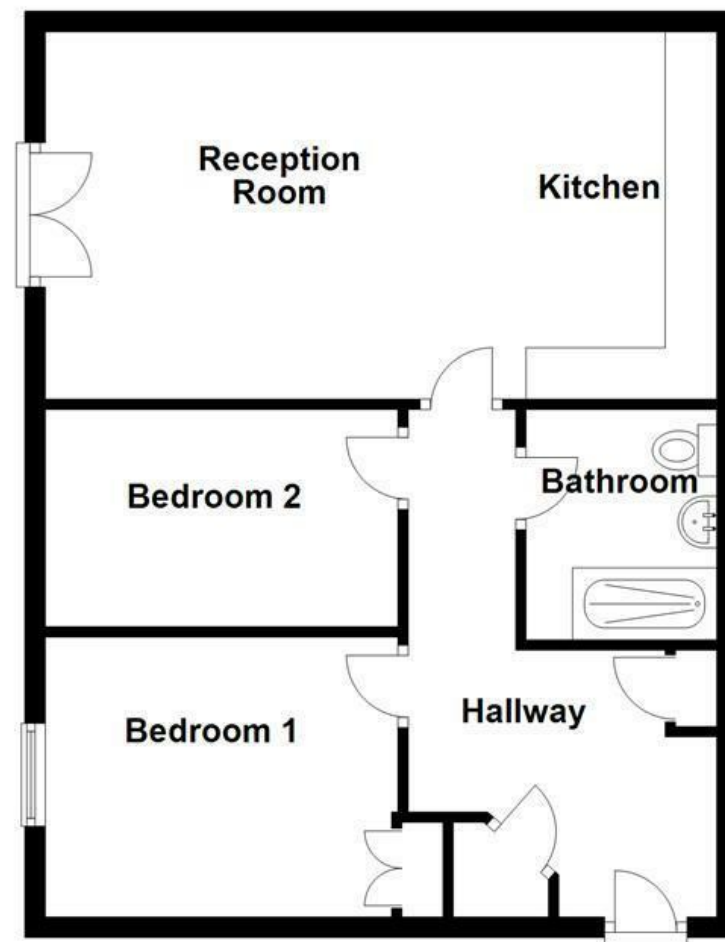


Ground Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Clough Gardens, Haslingden, BB4 5AP

£110,000

A FANTASTIC TWO BEDROOM GROUND FLOOR APARTMENT

If you are looking for a cosy and convenient place to call home, you will love this two bedroom ground floor apartment in Haslingden. This apartment offers ample storage space, two double bedrooms, a spacious open plan reception room kitchen, and a communal garden. The apartment is bright and airy, with large windows and neutral decoration. The apartment is well maintained and comes with an allocated parking space. You will enjoy the peaceful and friendly neighbourhood, and the easy access to local amenities and transport links. This apartment is perfect for a professional couple or small family.

Comprising briefly; entrance via the front door to a spacious hallway. The hallway has doors to two storage cupboards, two spacious bedrooms, a three piece shower room suite and the reception room. The reception room is open plan to the kitchen. Externally there is a communal garden and an allocated parking space for each apartment.

Some images have been virtually staged to help you envision your next home.

For further information, or to arrange a viewing, please contact our Rawtenstall team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

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.

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£110,000



- Ground Floor Apartment
- Spacious Reception Room
- Allocated Parking
- EPC Rating: C
- Two Bedrooms
- Three Piece Shower Room
- Tenure: Leasehold
- Fitted Kitchen
- Communal Gardens
- Council Tax Band: B

Entrance Hallway

19'4 x 9'8 (5.89m x 2.95m)

Electric radiator, smoke alarm, wood effect flooring and doors to two bedrooms, bathroom, reception room and two storage cupboards.

Bedroom One

11'3 x 8'11 (3.43m x 2.72m)

UPVC double glazed window, electric radiator, fitted wardrobes and wood effect flooring.

Bedroom Two

11'4 x 6'11 (3.45m x 2.11m)

UPVC double glazed window, electric radiator, fitted wardrobes and wood effect flooring.

Shower Room

7'4 x 5'11 (2.24m x 1.80m)

Dual flush WC, pedestal wash basin with mixer taps, direct feed rainfall shower unit with rinsehead and tiled elevations.

Reception Room

21' x 11'7 (6.40m x 3.53m)

Electric fire with wooden mantel, television point, wood effect flooring, open to the kitchen and UPVC double glazed doors to the Juliet balcony. The kitchen has a range of wood effect wall and base units with granite surfaces, stainless steel one and a half bowl sink with drainer and mixer tap, electric oven with four ring induction hob, extractor hood, integrated fridge freezer, washing machine and dryer and wood effect flooring.

Kitchen/Living Room

11'8 x 6'1 (3.56m x 1.85m)

Range of wood effect wall and base units with granite surfaces, stainless steel one and a half bowl sink with drainer and mixer tap, electric oven with four ring induction hob, extractor hood, integrated fridge freezer, washing machine and dryer and wood effect flooring.

External

Communal garden and allocated parking space.



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