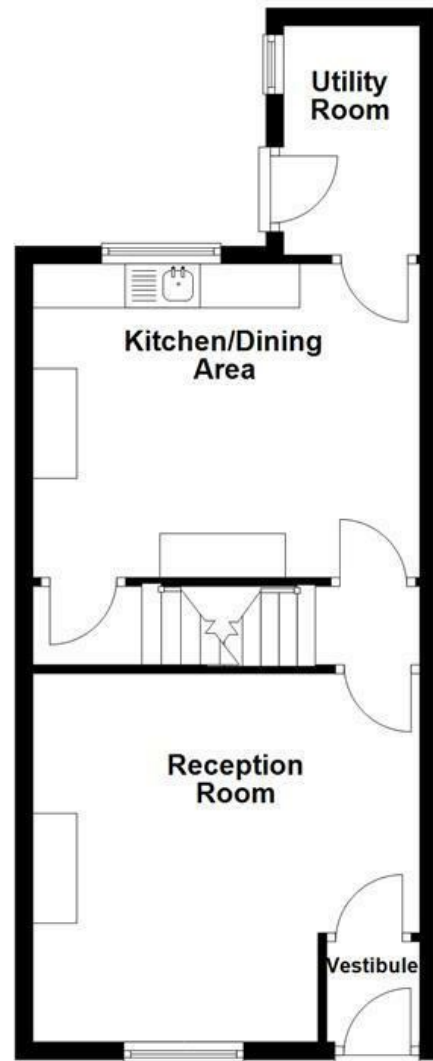
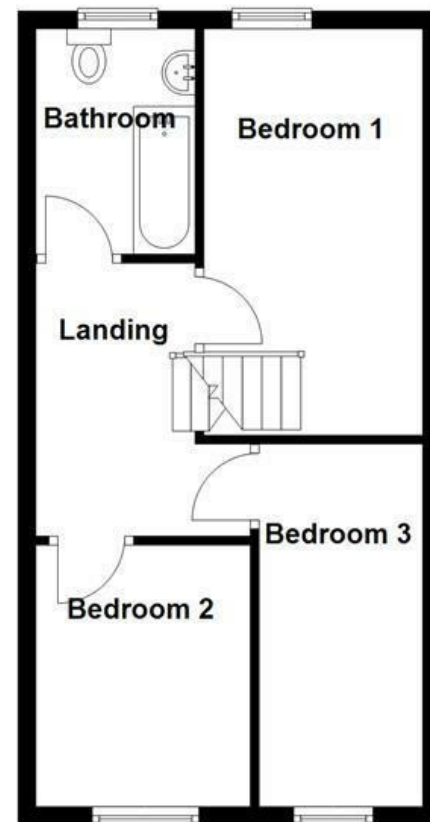


Ground Floor



First Floor



## Blackburn Road, Haslingden, BB4 5QG

### Offers Over £85,000

AN ENVIABLE MID TERRACED PROPERTY

Offering spacious rooms, open plan kitchen diner and being a complete blank canvas, this enviable three bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Haslingden. With three generously sized bedrooms, modern bathroom suite and added cellar, this property is the perfect home for any first time buyer or family to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rawtenstall, Manchester, Blackburn and major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room boasts a fantastic cast iron multi fuel burner and leads through to an inner hallway. The inner hallway guides you on to an open plan fitted kitchen diner and houses a staircase to the first floor. The kitchen diner leads on to a utility room and houses a staircase down to the cellar. The first floor comprises of doors on to three generously sized bedrooms and a family bathroom. Externally there is an enclosed yard to the rear with external porch.

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>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



Blackburn Road, Haslingden, BB4 5QG

Offers Over £85,000

 3  1  1  D

- Tenure Leasehold
  - On Street Parking
  - Ideal Home For A Small Family Or First Time Buyer
  - Close Proximity To Local Amenities
- Council Tax Band A
  - Viewing Essential
  - Bursting With Potential
- EPC Rating D
  - Abundance Of Indoor Space
  - Easy Access To Major Network Links

Ground Floor

Entrance

Hard wood single glazed frosted door to vestibule.

Vestibule

3'9 x 3'6 (1.14m x 1.07m)

Hard wood single glazed frosted door to reception room.

Reception Room

14'5 x 13'9 (4.39m x 4.19m)

Hard wood double glazed window, central heating radiator, cast iron multi fuel burner with exposed brick surround, tiled hearth and oak mantle, television pint, two feature wall lights, wood effect laminate flooring and hard wood door to inner hall.

Inner Hall

3'4 x 2'6 (1.02m x 0.76m)

Wood effect laminate flooring, hard wood door to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area

14'5 x 11'8 (4.39m x 3.56m)

Hard wood double glazed window, central heating radiator, range of wood panel wall and base units, marble effect surface, composite sink and drainer with mixer tap, space for double electric oven with four ring electric hob, space for fridge freezer, washing machine and dishwasher, ceiling fan, wood effect laminate flooring, door to utility room, door to stairs to lower ground floor.

Utility Room

8'7 x 5'1 (2.62m x 1.55m)

Hard wood single glazed window, plumbed for washing machine and dryer, tiled effect vinyl flooring and hard wood door to rear.

First Floor

Landing

10'1 x 8'3 (3.07m x 2.51m)

Loft access, feature wall light, hard wood doors to three bedrooms and bathroom.

Bedroom One

14'7 x 8'2 (4.45m x 2.49m)

Hard wood single glazed window, central heating radiator and open fitted wardrobe.

Bedroom Two

9'11 x 8'1 (3.02m x 2.46m)

UPVC double glazed window and central heating radiator.

Bedroom Three

13'9 x 5'9 (4.19m x 1.75m)

UPVC double glazed window and central heating radiator.

Bathroom

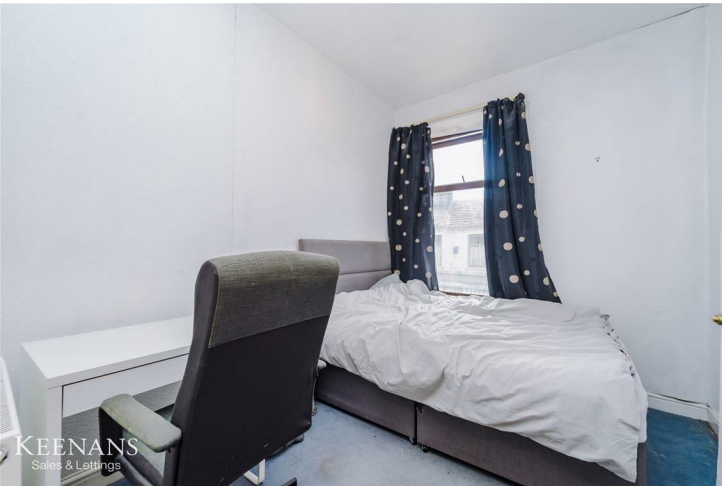
8'6 x 5'10 (2.59m x 1.78m)

Hard wood single glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with electric feed shower and mixer tap, spotlights, integrated linen cupboard and wood effect laminate flooring.

External

Rear

Yard at rear with external porch.



Tel: 01706215618

www.keenans-estateagents.co.uk