



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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## Grane Street, Haslingden, BB4 5NB

### Offers Over £175,000

#### AN EXCEPTIONAL MID TERRACED PROPERTY

Nestled on Grane Street in the charming town of Haslingden, Rossendale, this exquisite mid-terraced house is a true gem that has been meticulously updated to the highest standard. The property boasts an immaculate presentation, showcasing a full transformation that seamlessly blends character and charm with modern living.

Ideal for a small family or a couple, this enviable home is ready for you to move straight in. The interior features modern fixtures and fittings throughout, providing a stylish and luxurious atmosphere. The property offers two inviting living areas, one of which is enhanced by a multi-fuel burner, perfect for cosy evenings. Additionally, the fantastic loft room, currently utilised as a third bedroom, adds versatility to the living space.

The neutral decoration throughout the home creates a warm and welcoming environment, making it easy for you to add your personal touch. The beautifully landscaped, enclosed rear yard provides a private outdoor space, ideal for relaxation or entertaining guests.

This property is truly not to be missed, offering a perfect blend of modern comfort and classic charm in a desirable location. Whether you are looking to settle down or invest, this home on Grane Street is an opportunity that should not be overlooked.

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



Grane Street, Haslingden, BB4 5NB

Offers Over £175,000

 2  1  2  E

- Exquisite Mid Terrace Property
  - Modern Three Piece Shower Room
  - On Street Parking
  - EPC Rating E
- Two Bedrooms
  - Presented to Highest Standard Throughout
  - Tenure Leasehold
- Versatile Loft Room
  - Low Maintenance Externals
  - Council Tax Band A

Ground Floor

Entrance Vestibule

3'3 x 3'2 (0.99m x 0.97m )  
UPVC double glazed frosted leaded front door, spotlights, herringbone wood effect laminate flooring and oak single glazed door to reception room one.

Reception Room One

13'10 x 11'2 (4.22m x 3.40m)  
UPVC double glazed window, two central heating radiators, spotlights, pendant lighting, meter cupboard, television point, under stairs storage, herringbone wood effect laminate flooring and open to reception room two.

Reception Room Two

17'7 x 13'10 (5.36m x 4.22m)  
Central heating radiator, spotlights, cast iron multifuel burner with stone hearth and surround, media wall with television point, herringbone wood effect laminate flooring, oak single glazed door to kitchen, stairs with oak and glass balustrade to first floor and UPVC double glazed French doors to rear.

Kitchen

9'3 x 6'9 (2.82m x 2.06m)  
Two UPVC double glazed window, range of panelled wall and base units with wood effect work surfaces, tiled splashback, composite one and a half bowl sink and drainer with high spout spring pull-out mixer tap, integrated double oven, four ring electric hob and extractor hood, space for fridge freezer, plumbing for washing machine, spotlights, integrated Alpha boiler and herringbone wood effect laminate flooring.

First Floor

Landing

13'10 x 5'6 (4.22m x 1.68m )  
Central heating radiator, over stairs storage, oak doors leading to two bedrooms, shower room and stairs to second floor.

Bedroom One

14'6 x 13'10 (4.42m x 4.22m)  
UPVC double glazed window, central heating radiator and television point.

Bedroom Two

11'8 x 7'11 (3.56m x 2.41m)  
UPVC double glazed window and central heating radiator.

Shower Room

11'8 x 5'5 (3.56m x 1.65m )  
UPVC double glazed frosted window, heated towel rail, wall mounted vanity top wash basin with mixer tap, dual flush WC, walk-in direct feed rainfall shower with rinse head, tiled elevations, inset shelving, spotlights and tiled flooring.

Second Floor

Loft Room

18'5 x 12'4 (5.61m x 3.76m )  
Velux window, central heating radiator, exposed beams and eave storage.

External

Rear

Enclosed yard with slate paving, artificial lawn, timber storage shed, power and lighting.

Front

Forecourt with artificial lawn and stone flag flooring.



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