



## Salisbury Street, Rossendale, BB4 5TB

### £125,000

AN ENVIABLE TWO BEDROOM MID TERRACE PROPERTY WITH LOFT ROOM

Located on Salisbury Street in the charming town of Haslingden, Rossendale, this delightful mid-terrace house presents an excellent opportunity for both first-time buyers and savvy investors. Spanning three floors, the property boasts a versatile layout that maximises space and functionality.

Upon entering, you are welcomed into a spacious lounge that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The ground floor also features a generous kitchen diner, ideal for family meals and gatherings. The well-designed layout ensures that the heart of the home is both practical and comfortable.

Moving to the first floor, you will find two generously sized double bedrooms, providing ample space for rest and personalisation. The family bathroom is conveniently located on this level, catering to the needs of the household.

The second floor reveals a versatile loft room, which can serve a variety of purposes, whether as a home office, playroom, or additional guest accommodation. This added space enhances the property's appeal, making it suitable for a range of lifestyles.

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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- Tenurte Leasehold
- On Street Parking
- Ideal First Time Buy Or Investment Opportunity With Viewing Essential
- Easy Access To Major Commuter Routes
- Council Tax Band A
- Two Generously Sized Double Bedrooms
- Fitted Kitchen/Dining Area And Three Piece Bathroom
- EPC Rating TBC
- Spacious Loft Room
- Enclosed Rear Yard Suite

Ground Floor

Reception Room  
14'2 x 13'10 (4.32m x 4.22m)

Kitchen/Dining Area  
17'3 x 14'2 (5.26m x 4.32m)

Lower Ground Floor

Cellar  
16'10 x 3'3 (5.13m x 0.99m)

First Floor

Landing  
10'6 x 5'10 (3.20m x 1.78m)

Bedroom One  
14'2 x 10'8 (4.32m x 3.25m)

Bedroom Two  
9'2 x 7'9 (2.79m x 2.36m)

Bathroom  
6'10 x 5'10 (2.08m x 1.78m)

Second Floor

Loft Room  
18'4 x 12'1 (5.59m x 3.68m)

