

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		76	
(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	

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## Sykeside Court, Haslingden, BB4 6TR

£235,000

BEAUTIFUL FAMILY HOME IN HASLINGDEN

Welcome to this charming house located in the desirable area of Sykeside Court, Haslingden. This property offers a perfect blend of comfort and practicality, making it an ideal home for families or professionals alike.

As you enter, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The kitchen and dining area are thoughtfully designed, offering ample space for culinary creations and family meals. This open-plan layout ensures that you can enjoy quality time with loved ones while preparing delicious dishes.

The house boasts three well-proportioned bedrooms, each providing a peaceful retreat for rest and relaxation. The well-appointed bathroom is conveniently located, ensuring that all your needs are met with ease.

Outside, you will find an off-road parking space, a valuable feature in this area, providing you with the convenience of secure parking. The low-maintenance rear garden is perfect for those

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- Beautifully Presented End Terrace Property
- Modern Fitted Dining Kitchen
- Allocated Off Road Parking
- EPC Rating C
- Three Bedrooms
- Move-in Ready
- Tenure Leasehold
- Three Piece Bathroom Suite
- Low Maintenance Rear Garden
- Council Tax Band B

## Ground Floor

### Entrance Hall

5'5 x 3'7 (1.65m x 1.09m)

UPVC double glazed frosted front door, central heating radiator, tiled flooring, doors leading to WC and reception room.

### WC

5'5 x 3'1 (1.65m x 0.94m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with waterfall mixer tap, partially tiled elevations and tiled flooring.

### Reception Room

16'0 x 14'11 (4.88m x 4.55m)

Two UPVC double glazed windows, central heating radiator, smoke detector, wall mounted electric fire, television point, door to kitchen/dining area and stairs to first floor.

### Kitchen/Dining Area

14'11 x 7'8 (4.55m x 2.34m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate work surfaces, tiled splashback, composite one and a half bowl sink and drainer with high spout mixer tap, integrated oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, wood effect laminate flooring, under stairs storage and UPVC double glazed French doors to rear.

## First Floor

### Landing

11'3 x 6'5 (3.43m x 1.96m)

UPVC double glazed window, loft access, doors leading to three bedrooms and bathroom.

### Bedroom One

13'8 x 8'0 (4.17m x 2.44m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

10'2 x 8'0 (3.10m x 2.44m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

6'7 x 6'6 (2.01m x 1.98m)

UPVC double glazed window and central heating radiator.

## Bathroom

6'5 x 5'5 (1.96m x 1.65m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with waterfall mixer tap, panel bath with waterfall mixer tap and rinse head, extractor fan, spotlights, partially tiled elevations and wood effect lino flooring.

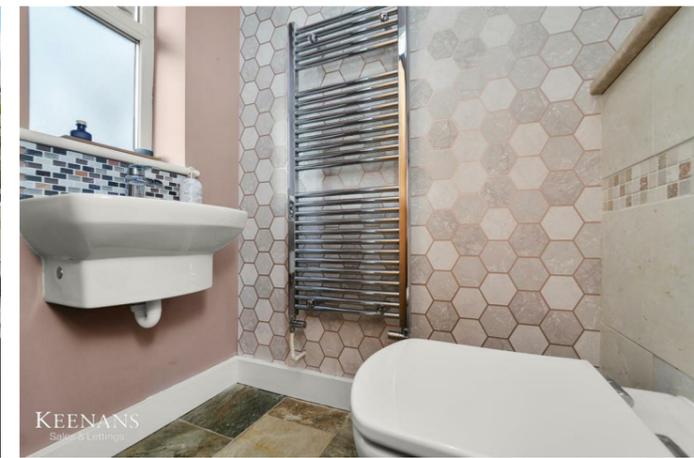
## External

### Rear

Enclosed garden with paved patio, artificial lawn, decking and pergola.

### Front

Paving, stone chippings and mature shrubbery.



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