



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	62	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Manchester Road, Haslingden, BB4 6NT

£120,000

IMMACULATE MID TERRACE HOME

Situated on Manchester Road in the charming town of Haslingden, Rossendale, this mid-terrace property presents an exceptional opportunity for first-time buyers or those seeking a delightful new home. With immaculate presentation throughout, this residence boasts spacious interiors that create a welcoming atmosphere.

The property features two generously sized bedrooms, perfect for relaxation and rest. The well-appointed three-piece bathroom suite adds to the convenience of the home, ensuring that all essential amenities are readily available. The layout of the house provides a complete blank canvas, allowing you to infuse your personal style and make it truly your own.

The inviting reception room serves as a central hub for family gatherings or quiet evenings in, while the enclosed yard to the rear offers a private outdoor space, ideal for enjoying the fresh air or entertaining guests.

This home is ready to move straight into, making it an ideal choice for those looking to settle in without the hassle of extensive renovations. With its prime location and charming features, this property is not to be missed. Embrace the opportunity to create lasting memories in this lovely home on Manchester Road.

Manchester Road, Haslingden, BB4 6NT

£120,000



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- Immaculate Mid Terrace Property
 - Contemporary Fitted Kitchen
 - Enclosed Yard to Rear
 - EPC Rating D
- Two Generous Bedrooms
 - Neutral Decoration Throughout
 - Tenure Freehold
- Three Piece Bathroom
 - Complete Blank Canvas
 - Council Tax Band A

Ground Floor

Reception Room

14'0" x 14'0" (4.27 x 4.27)

Composite front door, UPVC double glazed window, central heating radiator, spotlights, television point, meter cupboard wood effect laminate flooring, door to kitchen and stairs to first floor.

Kitchen

13'11" x 8'1" (4.24 x 2.46)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate work surface, tiled splashback, integrated electric oven with four ring gas hob and extractor hood, stainless steel sink, drainer and mixer tap, wood effect laminate flooring, access to under stairs storage, cupboard housing boiler and door to rear.

First Floor

Landing

Smoke detector, doors leading to two bedrooms and bathroom.

Bedroom One

14'0" x 14'0" (4.27 x 4.27)

UPVC double glazed window, two feature wall lights and central heating radiator.

Bedroom Two

8'11" x 8'0" (2.72 x 2.44)

UPVC double glazed window, central heating radiator and over stairs storage.

Bathroom

UPVC double glazed frosted window, panelled bath with direct feed shower over, vanity top wash basin with mixer tap, low basin WC, tiled elevations and wood effect flooring.

External

Rear

Fully enclosed rear yard with rear access.

Front

Front forecourt.

