



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	73
(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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## Hillside Road, Rossendale, BB4 5NN

£120,000

BEAUTIFUL TWO BEDROOM PROPERTY.

Nestled on the charming Hillside Road in Haslingden, Rossendale, this delightful two-bedroom house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a spacious reception room, perfect for both relaxation and entertaining guests. Natural light floods the area, creating a warm and welcoming atmosphere.

The two generously sized bedrooms offer ample space for rest and personalisation, making them ideal for families, couples, or individuals alike. Each room provides a peaceful retreat, ensuring a good night's sleep.

One of the standout features of this property is its expansive front and back gardens. These outdoor spaces are perfect for enjoying the fresh air, gardening, or simply unwinding in a tranquil setting. Whether you envision hosting summer barbecues or creating a play area for children, the gardens offer endless possibilities.

This lovely home is situated in a desirable location, providing easy access to local amenities and transport links, making it a convenient choice for daily living. With its combination of space, comfort, and outdoor charm, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this beautiful house your new home.

For more information or to book a viewing please contact our Rossendale branch as soon as possible.

# Hillside Road, Rossendale, BB4 5NN

£120,000



- Tenure
- On Street Parking
- Fitted Kitchen And Three Piece Shower Room With Downstairs WC
- Viewing Essential
- Council Tax Band A
- Two Well Proportioned Bedrooms
- Bursting With Potential
- EPC Rating D
- Spacious Reception Room
- Ideal First Time Buy Or Investment Opportunity

## Ground Floor

### Entrance Hall

3'9 x 3'4 (1.14m x 1.02m)

### Reception Room

13'7 x 12'3 (4.14m x 3.73m)

### Kitchen

16'8 x 6'3 (5.08m x 1.91m)

### Rear Porch

6'3 x 6'9 (1.91m x 2.06m)

### WC

6'3 x 3 (1.91m x 0.91m)

## First Floor

### Landing

9'7 x 6'9 (2.92m x 2.06m)

### Bedroom One

13'9 x 6'9 (4.19m x 2.06m)

### Bedroom Two

9'5 x 9'3 (2.87m x 2.82m)

### Bathroom

10'7 x 8'9 (3.23m x 2.67m)

### External

Ample garden space to front and rear of property.



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