



Musbury Mews, Haslingden, BB4 4QF

Offers Over £250,000

A CHARMING THREE BEDROOM HOME

Nestled in the delightful Musbury Mews, Haslingden, this charming three-bedroom house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious living room that provides an inviting atmosphere for relaxation and entertaining. The dining kitchen is well-appointed, making it an ideal space for family meals and gatherings.

The property boasts three well-proportioned bedrooms, with the main bedroom featuring an ensuite for added privacy and convenience. A modern bathroom suite serves the remaining bedrooms, ensuring that all family members have access to quality facilities.

Outside, the property benefits from off-road parking for multiple vehicles, complemented by a detached garage, providing ample storage and security for your vehicles and belongings. The semi-rural location offers a peaceful retreat while still maintaining excellent access to major amenities and commuter routes, making it an ideal choice for both growing families and professional couples.

This home is a wonderful opportunity to enjoy a tranquil lifestyle without sacrificing the conveniences of modern living. Whether you are looking to settle down or seeking a comfortable space to thrive, this property is sure to meet your needs.

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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	

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- Tenure Leasehold
- Off Road Parking For Numerous Vehicles And Leading To A Detached Garage
- Ideal Family Home
- Easy Access To Major Commuter Routes
- Cpouncil Tax Band C
- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen /Dining Area
- EPC Rating D
- Viewing Essential
- Sought After Location

Ground Floor

Entrance

Composite double glazed drosted door to hall.

Hall

10'3 x 3'2 (3.12m x 0.97m)

Central heating radiator, smoke alarm, coving, stairs to first floor, doors to WC and reception room.

WC

5'5 x 2'10 (1.65m x 0.86m)

UPVC double glazed window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap and tiled floor.

Reception Room

15'10 x 11' (4.83m x 3.35m)

UPVC double glazed window, central heating radiator, coving, living flame gas fire with marble hearth and surround, wooden mantel, television point and door to kitchen/dining area.

Kitchen/Dining Area

14'3 x 10'1 (4.34m x 3.07m)

UPVC double glazed window, central heating radiator, high gloss wall and base units, laminate work top, double oven in a high rise unit, four ring gas hob, tiled splash back, extractor hood, stainless steel one and a half sink and drainer with mixer tap, plumbed for washing machine, enclosed boiler, space for dryer and fridge, coving, wood effect flooring, doors to under stairs storage and UPVC double glazed French doors to rear.

First Floor

Landing

UPVC double glazed window, loft access, smoke alarm, coving and doors to three bedrooms and bathroom.

Bedroom One

10'11 x 9'9 (3.33m x 2.97m)

Two UPVC double glazed windows, central heating radiator, doors to en suite and above stairs storage.

En Suite

7'3 x 3' (2.21m x 0.91m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower and rinse head, part PVC panel elevation, part tiled elevation, tiled floor, spotlights and extractor fan.

Bedroom Two

10'2 x 7'1 (3.10m x 2.16m)

UPVC double glazed window and central heating radiator.

Bedroom Three

7'1 x 6'11 (2.16m x 2.11m)

UPVC double glazed window and central heating radiator.

Bathroom

6'9 x 5'9 (2.06m x 1.75m)

Central heating towel radiator, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, spotlights, extractor fan and tiled floor.

External

Rear

Decking, crazy paving, slate chippings and bedding area.

Front

Bedding area, drive for numerous vehicles parked in tandem and garage.



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