



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.

## Hillside Road, Haslingden, BB4 5NW

### Offers Over £180,000

AN UNMISSABLE TWO BEDROOM HOME IN HASLINGDEN

Nestled on the charming Hillside Road in Haslingden, this well-finished quasi-semi house presents an unmissable opportunity for those seeking a comfortable family home. Boasting three spacious bedrooms, this property is perfect for families or individuals looking for extra space. The inviting reception room offers a warm and welcoming atmosphere, ideal for both relaxation and entertaining guests.

The property features a well-appointed bathroom, ensuring convenience for all residents. Its prime location allows for easy access to Haslingden centre, where you can enjoy a variety of local shops, cafes, and amenities, all within a pleasant walking distance. Additionally, the excellent transport links to the M66 make commuting to nearby towns and cities a breeze.

This home is not just a place to live; it is a lifestyle choice, combining comfort, convenience, and community. Whether you are a first-time buyer or looking to invest, this property is sure to meet your needs. Do not miss the chance to make this delightful house your new home.

# Hillside Road, Haslingden, BB4 5NW

## Offers Over £180,000



- Quasi Semi Property
- Spacious Reception Room
- On Street Parking
- EPC Rating TBC
- Three Bedrooms
- Three Piece Shower Room
- Freehold
- Fitted Kitchen
- Front & Rear Gardens
- Council Tax Band A

### Ground Floor

#### Entrance Hallway

8'6 x 4'10 (2.59m x 1.47m)

#### Reception Room

16'11 x 11'5 (5.16m x 3.48m)

#### Kitchen

11'6 x 8'4 (3.51m x 2.54m)

### First Floor

#### Landing

9'7 x 5'1 (2.92m x 1.55m)

#### Bedroom One

17' x 9'4 (5.18m x 2.84m)

#### Bedroom Two

10'5 x 6'7 (3.18m x 2.01m)

#### Bedroom Three

7'4 x 7'1 (2.24m x 2.16m)

#### Bathroom

9'6 x 4'6 (2.90m x 1.37m)



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