



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	72	91
(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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Charles Lane, Haslingden, BB4 5EQ

£125,000

AN OUTSTANDING TWO BEDROOM BACK TO BACK TERRACED PROPERTY

Nestled on Charles Lane in the charming town of Haslingden, Rossendale, this exceptional back-to-back terraced house presents an outstanding opportunity for those seeking a beautifully updated home. With no chain delay, this property is ready for you to move in and enjoy.

The residence boasts an immaculate presentation, featuring two well-proportioned reception rooms that provide ample space for relaxation and entertaining. The open-plan kitchen diner is a highlight, offering a modern and inviting area for family meals and gatherings. The property comprises two comfortable bedrooms, making it ideal for small families or couples looking for a cosy yet spacious living environment.

Spread over three floors, this home offers a versatile living space that serves as a blank canvas, allowing potential buyers to infuse their personal style and preferences. The neutral decoration throughout enhances the sense of space and light, making it easy to envision your own furnishings and décor.

One of the standout features of this property is the fantastic garden space, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The picturesque setting of Haslingden adds to the appeal, providing a tranquil backdrop while still being conveniently located for local amenities and transport links.

Charles Lane, Haslingden, BB4 5EQ

£125,000

 **2**  **1**  **1**  **C**

- Spacious Back-to-Back Terrace
 - Contemporary Fitted Kitchen
 - On Street Parking
 - EPC Rating C
- Two Bedrooms
 - Bursting with Potential
 - Tenure Freehold
- Spread Across Three Floors
 - Garden to Front
 - Council Tax Band A

Ground Floor

Kitchen/Dining Area

17'6 x 13'6 (5.33m x 4.11m)

Hardwood front door, two UPVC double glazed windows, central heating radiator, range of panelled wall and base units with wood effect work surfaces, composite one and a half bowl sink and drainer with mixer tap, integrated oven with four ring induction hob and extractor hood, integrated dishwasher, space for fridge freezer, plumbing for washing machine, wood effect lino flooring, door to cellar space and stairs to first floor.

Cellar

14'6 x 2'4 (4.42m x 0.71m)

First Floor

Reception Room

17'6 x 13'6 (5.33m x 4.11m)

UPVC double glazed window, central heating radiator, storage cupboard, solid wood flooring, door to bathroom and stairs to second floor.

Bathroom

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

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with mixer tap and rinse head, tiled elevations and vinyl flooring.

Second Floor

Landing

9'0 x 5'7 (2.74m x 1.70m)

Smoke detector, solid wood flooring and doors leading to two bedrooms.

Bedroom One

13'9 x 10'0 (4.19m x 3.05m)

UPVC double glazed window, central heating radiator and solid wood flooring.

Bedroom Two

9'1 x 8'0 (2.77m x 2.44m)

UPVC double glazed window, central heating radiator and solid wood flooring.

External

Front

Laid to lawn garden with paving and block paving.



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