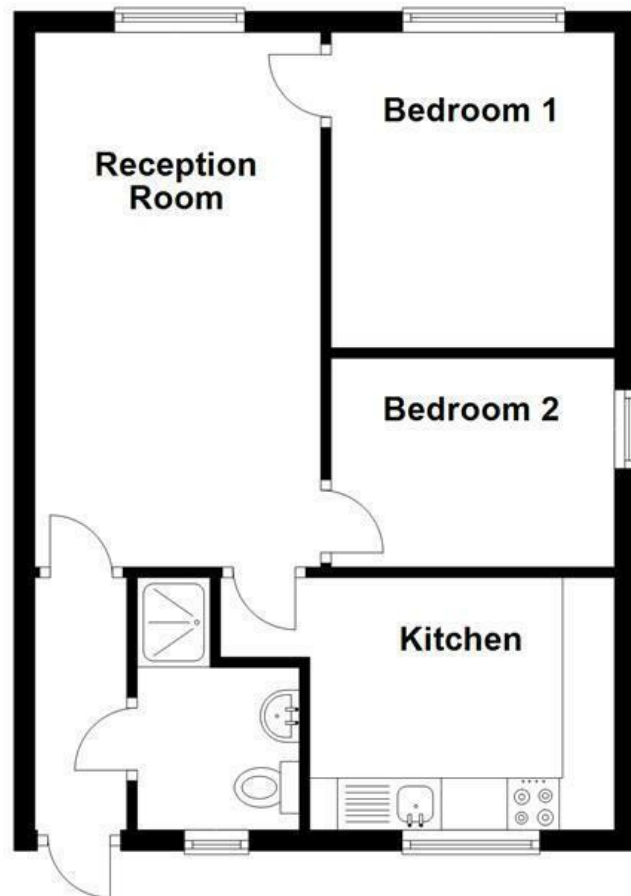


**Ground Floor**  
Approx. 460.4 sq. feet



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	77
(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	

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.

## Sizehouse Village, Haslingden, BB4 6TD

### Offers Over £65,000

A TWO BEDROOM FIRST FLOOR APARTMENT IN A CONVENIENT AREA OF HASLINGDEN

Nestled in the heart of a popular and convenient location of Haslingden, providing easy access to major commuter routes towards Bury and Manchester, this two-bedroom, first floor apartment is being welcomed to the property market. Ideally suited for a professional couple or first time buyer looking for a property they can put their personal stamp on to make it their dream home.

The property comprises briefly: entrance to the ground floor communal lobby with stairs leading to the first floor entrance door. The entrance door leads into a hallway with doors providing access into a shower room and reception room. The reception room has doors leading to a fitted kitchen and two bedrooms. Externally there is parking included and communal gardens.

For further information, or to arrange a viewing, please contact our Rawtenstall team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

# Sizehouse Village, Haslingden, BB4 6TD

Offers Over £65,000

 2  1  0  C

- Mid Floor Apartment
- Fitted Kitchen
- Communal Gardens
- Leasehold Property
- Two Bedrooms
- EPC Rated C
- Close Proximity to Commuter Links
- Council Tax Band A
- Allocated Parking
- Close Proximity to Local Amenities

## COMMUNAL ENTRANCE

Providing access to the property.

## ENTRANCE HALL

8'0" x 2'11" (2.44 x 0.89)

A wood front door opens into the entrance hall with doors to the shower room and lounge.

## LOUNGE

16'10" x 9'0" (5.13 x 2.74)

UPVC double glazed window, central heating radiator, feature beams, feature brick effect fire place with hearth and doors to the bedrooms and kitchen.

## KITCHEN

11'10" x 8'0" (3.61 x 2.44)

Fitted with a range of wall and base unit with complementary work surfaces and upstands, inset sink, drainer and mixer tap, gas hob, electric oven, space and plumbing for washing machine, space for fridge freezer, wall mounted boiler, tile effect vinyl floor covering and a UPVC double glazed window.

## BEDROOM ONE

9'11" x 8'11" (3.02 x 2.72)

UPVC double glazed window and a central heating radiator.

## BEDROOM TWO

9'0" x 6'0" (2.74 x 1.83)

UPVC double glazed window and a central heating radiator.

## SHOWER ROOM

8'0" x 5'0" (2.44 x 1.52)

Fitted with a white three piece suite comprising close couple WC, pedestal wash basin, shower cubicle with bi-fold privacy doors and direct feed shower, tiled elevations, vinyl floor covering, chrome towel radiator, wall mounted mirror and shelf over sink and a UPVC double glazed frosted window.

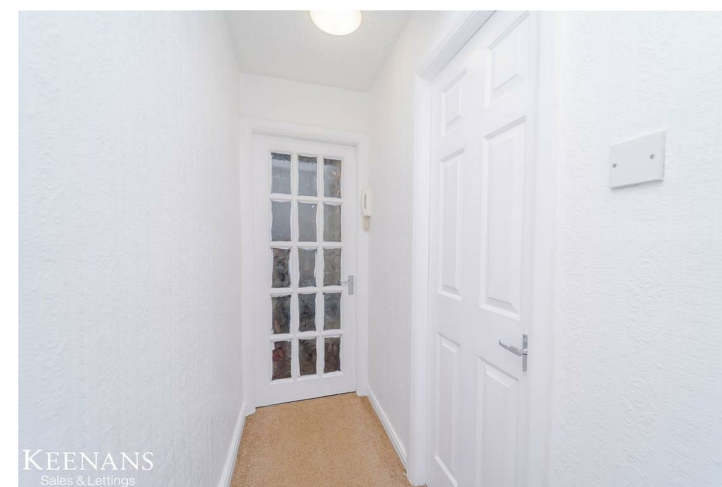
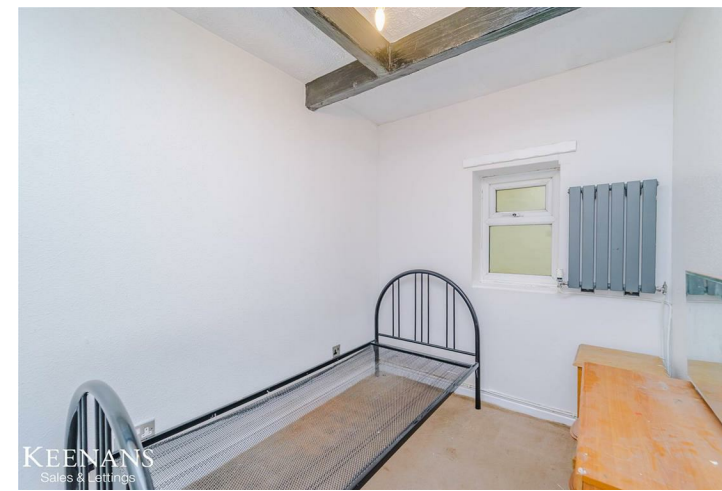
## EXTERNAL

### REAR

Allocated garage parking and access to communal gardens.

## AGENTS NOTES

Council Tax Band A.



Tel: 01706215618

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