



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

Manchester Road, Haslingden, BB4 6NP

£170,000

A FULLY UPDATED END TERRACED PROPERTY WITH ADDED DOUBLE DRIVEWAY

Having been fully updated throughout with immaculate presentation, modern fixtures and fittings and neutral decoration, this enviable three bedroom end terraced property is being proudly welcomed to the market in the desirable location of Haslingden. With two living areas, fantastic loft conversion and enviable garden space with an impressive double driveway, this outstanding property is the perfect family home ready to move straight into with no chain delay! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rawtenstall, Manchester, Blackburn and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and houses a staircase to the first floor. The second reception room guides you through to a contemporary fitted kitchen. The first floor comprises of doors on to two generously sized bedrooms, modern bathroom and houses a staircase to the second floor. The second floor benefits from a fantastic third bedroom. Externally there is an enclosed garden to the rear with laid to lawn, paving and double driveway.

For further information or to arrange a viewing please contact our Rossendale branch at your earliest convenience.

Manchester Road, Haslingden, BB4 6NP

£170,000

**3**

**1**

**2**

**C**

- Tenure Leasehold

Off Road Parking Available To Rear Of Property With Double Drive

No Chain Delay And Ready To Move Into

Sought After Location

Council Tax Band A

Three Well Proportioned Bedrooms Set Over Two Floors

Contemporary Fitted Kitchen And Three Piece Bathroom Suite

EPC Rating C

Ample Indoor Living Space

Easy Access To Major Network Links

Ground Floor

Entrance

UPVC double glazed leaded frosted door to hall.

Hall

17'6 x 3'6 (5.33m x 1.07m)

Central heating radiator, corbel, hard wood doors to two reception rooms and stairs to first floor.

Reception Room One

13'7 x 11'3 (4.14m x 3.43m)

UPVC double glazed window, central heating radiator and meter cupboard.

Reception Room Two

12'9 x 12'2 (3.89m x 3.71m)

Central heating radiator, spotlights, electric mounted fire, under stairs storage with main boiler, door to kitchen and UPVC double glazed French doors to rear.

Kitchen

9'5 x 7'1 (2.87m x 2.16m)

UPVC double glazed box window, vaulted ceiling with Velux window, central heating radiator, range of panelled wall and base units granite effect surface, tiled splash back, composite sink and drainer with high spout spring mixer tap, integrated electric oven with four ring gas hob and extractor hood, integrated fridge freezer and washing machine, tiled floor.

First Floor

Landing

9'7 x 4'7 (2.92m x 1.40m)

Hard wood doors to two bedrooms, bathroom and door to stairs to second floor.

Bedroom One

15'6 x 13'1 (4.72m x 3.99m)

UPVC double glazed window, central heating radiator and original fireplace.

Bedroom two

12'2 x 8'1 (3.71m x 2.46m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bathroom

9'1 x 5'8 (2.77m x 1.73m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panel bath with direct feed shower, tiled elevation, spotlights, tiled effect lino.

Second Floor

Bedroom Three

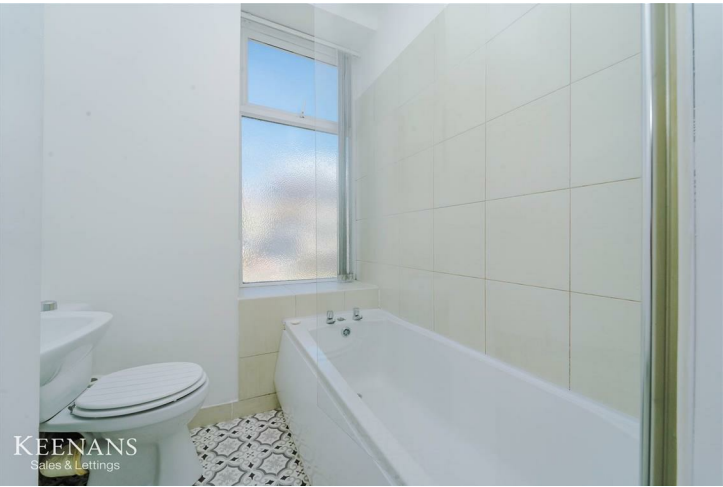
19'5 x 11'7 (5.92m x 3.53m)

Velux window, central heating radiator, exposed brick wall.

External

Rear

Enclosed yard.



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