

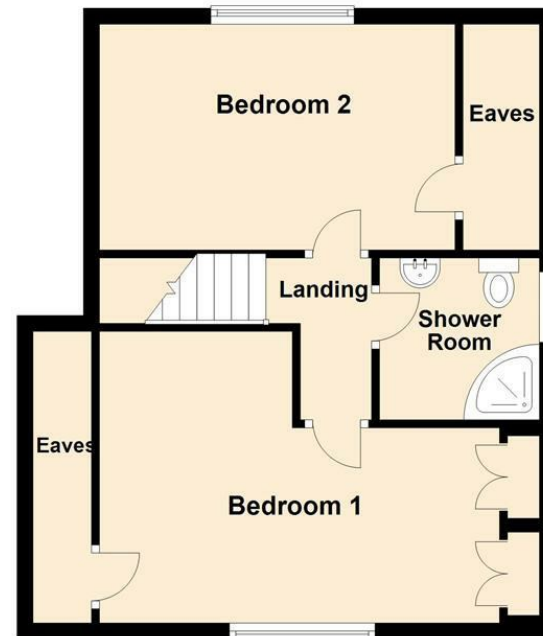
Ground Floor

Approx. 70.9 sq. metres (763.7 sq. feet)



First Floor

Approx. 44.3 sq. metres (477.2 sq. feet)



Total area: approx. 115.3 sq. metres (1240.9 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		
(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.

Dalesford, Haslingden, BB4 6QH

Offers Over £250,000

A SUPERB, SPACIOUS THREE BEDROOMS FAMILY HOME

If you are looking for the perfect family home, with ample space then look no further! This wonderful three-bedroom property is being welcomed to the property market in a sought after area of Haslingden. The property is set back from the road and is close to the town centre of Haslingden as well as being a short drive to Rawtenstall where there are ample shops and eateries. Ideally suited for a growing family who are looking to find their dream home to put their own stamp on. This property is not one to be missed!

The property comprises briefly, to the ground floor; entrance to a porch which has doors providing access to the garage, kitchen and to the entrance hallway. The hallway has stairs leading to the first floor and doors providing access to the study/bedroom three and to the living room. The living room has sliding doors leading to the dining room. The dining room has doors providing access to the kitchen and rear garden. To the first floor, there is a landing with doors leading to two good sized bedrooms and a three-piece shower room. Externally, to the rear of the property there is an enclosed paved garden with mature shrubbery and bedding areas. To the front of the property there is a laid to lawn area, off road parking and a garage.

View early to avoid disappointment! Contact our Rossendale team for further information or to arrange a viewing

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Offers Over £250,000



- Detached Property
- Spacious Bedroom/Study
- Off Road Parking On Driveway
- EPC Rating Is TBC
- Two Bright Reception Rooms
- Fitted Kitchen
- Council Tax Band Is D
- Two Double Bedrooms
- Three Piece Shower Room
- Leasehold Property

Ground Floor

Entrance

Enter via a UPVC double glazed front door leading into the porch.

Porch

16'00 x 3'01 (4.88m x 0.94m)

Wood single glazed window, tiled flooring, wood door leading into the hall, door leading to the kitchen, UPVC double glazed door leading out to the rear garden.

Hall

10'06 x 5'09 (3.20m x 1.75m)

Wood single glazed window, central heating radiator, stairs leading up to the first floor, doors leading to the living room and bedroom three/study.

Bedroom Three/Study

9'07 x 9 (2.92m x 2.74m)

UPVC double glazed window, central heating radiator.

Living Room

15'02 x 10'11 (4.62m x 3.33m)

UPVC double glazed window, central heating radiator, electric fire with wooden mantle, television point, sliding doors leading to the dining room.

Dining Room

10'10 x 9'01 (3.30m x 2.77m)

UPVC double glazed window, central heating radiator, door leading into the kitchen, UPVC double glazed door leading out to the rear garden.

Kitchen

9'08 x 9'02 (2.95m x 2.79m)

UPVC double glazed window, central heating radiator, laminate wall and base units with laminate worktops, stainless steel sink and drainer with traditional taps, space for a fridge, freestanding double oven, four ring electric hob, part tiled elevations, laminate flooring.

First Floor

Landing

5'07 x 4'02 (1.70m x 1.27m)

Access to the attic, doors leading to two bedrooms, shower room and store cupboard.

Bedroom One

14 x 12'01 (4.27m x 3.68m)

UPVC double glazed window, central heating radiator, fitted wardrobes, storage cupboard.

Bedroom Two

14'07 x 9'06 (4.45m x 2.90m)

UPVC double glazed window, central heating radiator, storage cupboard.

Shower Room

6'08 x 6'07 (2.03m x 2.01m)

UPVC double glazed window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, corner main feed shower, tiled elevations.

Externally

Front

Off road parking, garage, bedding areas, mature shrubbery, laid to lawn area.

Rear

Enclosed garden, paved patio, mature shrubbery, bedding areas.



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