



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	86	
(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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Grane Road, Haslingden, BB4 5EB

£249,950

EXCEPTIONAL TOWNHOUSE FAMILY HOME

Nestled on Grane Road in the charming town of Haslingden, Rossendale, this delightful townhouse offers a perfect blend of comfort and modern living, making it an ideal home for families. With four well-proportioned bedrooms, including a main suite complete with an en suite shower room, this property provides ample space for relaxation and privacy.

The heart of the home is a spacious reception room that flows effortlessly into a well-equipped dining kitchen. This inviting area is not only perfect for cooking but also offers enough room for a dining table, making it an excellent space for family meals and entertaining guests. The layout encourages a warm and welcoming atmosphere, ideal for creating lasting memories.

Additionally, the property boasts a generous attic room, which can serve as a versatile space for various uses, whether it be a playroom, home office, or an extra bedroom. The rear paved yard provides a low-maintenance terraced garden and patio area, perfect for a BBQ or alfresco dining.

This home is situated in a family-friendly neighbourhood, close to local amenities and schools, ensuring convenience for everyday living. With its thoughtful design and spacious layout, this property is a wonderful opportunity for those seeking a comfortable and stylish family home in the heart of Haslingden.

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Grane Road, Haslingden, BB4 5EB

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 4  2  1  B

- Exceptional Townhouse Property
 - Modern Fitted Dining Kitchen
 - Allocated Parking
 - EPC Rating B
- Four Bedrooms
 - Immaculate Presentation Throughout
 - Tenure Freehold
- Two Bathrooms
 - Low Maintenance Rear Garden
 - Council Tax Band C

Ground Floor

Entrance Hall

7'10 x 5'3 (2.39m x 1.60m)

Composite double glazed frosted front door, central heating radiator, spotlights, storage, door to reception room and stairs to first floor.

Reception Room

16'7 x 12'6 (5.05m x 3.81m)

UPVC double glazed window with bespoke fitted shutters, central heating radiator, spotlights, television point and open to kitchen/dining area.

Kitchen/Dining Area

15'11 x 13'10 (4.85m x 4.22m)

Upright central heating radiator, range of high gloss wall and base units with laminate work surfaces, inset one and a half bowl sink with high spout spring mixer tap, integrated high rise Neff combi oven and microwave, Neff five ring gas hob and Neff extractor hood, integrated fridge freezer, integrated dishwasher, integrated washing machine, under unit lighting, spotlights, wood effect flooring, door to WC and UPVC double glazed sliding door to rear.

WC

4'7 x 2'11 (1.40m x 0.89m)

Central heating radiator, dual flush WC, wall mounted wash basin with mixer tap and wood effect flooring.

First Floor

Landing

12'6 x 6'0 (3.81m x 1.83m)

Central heating radiator, smoke detector, doors leading to three bedrooms, bathroom and stairs to second floor.

Bedroom One

13'9 x 10'6 (4.19m x 3.20m)

UPVC double glazed window with bespoke fitted shutters, central heating radiator, spotlights and door to en suite.

En Suite

6'6 x 5'1 (1.98m x 1.55m)

UPVC double glazed frosted window with bespoke fitted shutters, central heated towel rail, wall mounted wash basin with mixer tap, dual flush WC, spotlights, partially tiled elevations and tiled effect flooring.

Bedroom Two

11'1 x 8'2 (3.38m x 2.49m)

UPVC double glazed window with bespoke fitted shutters and central heating radiator.

Bedroom Three

11'1 x 7'6 (3.38m x 2.29m)

UPVC double glazed window with bespoke fitted shutters and central heating radiator.

Bathroom

9'6 x 5'2 (2.90m x 1.57m)

Central heated towel rail, vanity top wash basin with mixer tap, dual flush WC, panel bath with mixer tap and overhead direct feed shower, partially tiled elevations and tiled effect flooring.

Second Floor

Landing

Door to bedroom four.

Bedroom Four

18'6 x 12'5 (5.64m x 3.78m)

Two Velux windows, central heating radiator and fitted wardrobes.

External

Rear

Enclosed tiered garden with paved patio, timber shed, bark chippings and mature trees.

Front

Paving and slate chippings.

