



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(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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## Heys Avenue, Haslingden, BB4 5EE

### £170,000

AN EXCEPTIONAL GARDEN FRONTED TERRACED PROPERTY WITH VIEWS OVER MUSBURY TOR

Having been presented and maintained to the highest standard throughout with immaculate presentation, an abundance of indoor and outdoor space, stylish country-style interiors and enviable garden space, this idyllic two bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Haslingden on a private avenue. With fantastic cellar space, converted loft room and beautiful features, this enviable property is the perfect home for any small family or couple ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rawtenstall, Manchester, Blackburn and major motorway links. With stunning uninterrupted views over Musbury Tor, garden space to the front and the rear and no chain delay, property is truly not to be missed!

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room boasts an enviable cast iron multi fuel burner, stunning oak panelling and leads on to an inner hallway. The inner hallway guides you through to a contemporary fitted kitchen/dining room and houses a staircase to the first floor. The kitchen/dining room leads out to the rear and houses a staircase to the lower ground floor. The lower ground floor benefits from a fantastic cellar space with access out to the front. The first floor comprises of doors on to two double bedrooms, bathroom and staircase to the second floor. The second floor benefits from a fantastic loft room which could be used as a third bedroom if desired. Externally there is a tiered yard to the rear with access to a fully equipped summer house. To the front there is a beautifully presented tiered garden with paving, bedding, decking and mature shrubs.

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



# Heys Avenue, Haslingden, BB4 5EE

## £170,000

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

- Mid Terraced Property
  - Four Piece Modern Bathroom
  - On Street Parking
  - EPC Rating: C
- Two Bedrooms And Loft Room
  - Spacious Reception Room
  - Tenure: Leasehold
- Contemporary Fitted Kittchen
  - Large Front Garden With Spectacular Views
  - Council Tax Band: A

### Ground Floor

#### Vestibule

4'1 x 3'5 (1.24m x 1.04m)  
UPVC double glazed leaded entrance door, coving, wood panel elevation, tiled floor and hardwood single glazed leaded door to reception room.

#### Reception Room

14'3 x 13' (4.34m x 3.96m)  
UPVC double glazed window, central heating radiator, coving, ceiling rose, cast iron multi fuel burner, tile heath and surround, oak mantle, integrated alcove storage, TV point, wood panel elevation, herringbone wood flooring and open access to inner hall.

#### Inner Hall

3'7 x 2'8 (1.09m x 0.81m)  
Herringbone wood flooring, stairs to first floor and hardwood single glazed door to kitchen/dining room.

#### Kitchen/Dining Room

14'3 x 13'11 (4.34m x 4.24m)  
UPVC double glazed window, central heating radiator, dado rail, spotlights, panel wall and base units, granite effect tile worktops and splash back, ceramic sink with draining board and mixer tap, integrate electric double oven, four burner gas hob, extractor hood, space for fridge freezer, plumbing for washing machine, breakfast bar, tiled floor, door to stairs for lower ground floor and UPVC double glazed frosted door to rear.

### Lower Ground Floor

#### Cellar

16' x 14'3 (4.88m x 4.34m)  
Gas and electric meter, power, lighting, solar panel system, fireplace with tile hearth and oak mantle, wood panel elevation, stone flag floor and UPVC double glazed French doors to front.

### First Floor

#### Landing

9'5 x 5'3 (2.87m x 1.60m)  
Coving, dado rail, picture rail, pendant lighting, stairs to second floor and doors to two bedrooms and bathroom.

#### Bedroom One

14'3 x 13' (4.34m x 3.96m)  
UPVC double glazed window, central heating radiator, coving, picture rail, cast iron fireplace, over stairs storage and wood panel elevation.

#### Bedroom Two

11'5 x 7'3 (3.48m x 2.21m)  
UPVC double glazed window, central heating radiator, coving and dado rail.

#### Bathroom

11'5 x 6'9 (3.48m x 2.06m)  
UPVC double glazed frosted window, central heating radiator with

towel rail. spotlights, dual flush WC, vanity top wash basin with mixer tap, roltop clawfoot freestanding bath with mixer tap and rinse head, electric feed shower in enclosure, two linen cupboards, wood clad ceiling, tiled elevation and tiled floor.

### Second Floor

#### Loft Room

15'4 x 14'3 (4.67m x 4.34m)  
Velux window, central heating radiator, storage and shelving.

### External

#### Front

Paved courtyard, access to garden with bedding areas, mature shrubs, decking, pizza oven and solar panels.

#### Rear

Tiered yard with paving and summer house.



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