


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		67	
(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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## Dean Road, Haslingden, BB4 4DS

£220,000

A STUNNING TWO BEDROOM TERRACED PROPERTY IN HELMSHORE

Nestled on Dean Road in the charming town of Haslingden, Rossendale, this delightful two-bedroom Victorian terraced house is a true gem. With its original features beautifully preserved, this property exudes character and charm, making it a perfect home for those who appreciate the elegance of period architecture.

Having been meticulously renovated to a very high standard, this home is turn-key ready, allowing you to move in without the need for any immediate renovations or repairs. The tasteful updates blend seamlessly with the property's historic elements, creating a warm and inviting atmosphere throughout.

The Helmsshore location adds to the appeal, offering a peaceful residential setting while still being conveniently close to local amenities, schools, and transport links. This makes it an ideal choice for families, professionals, or anyone looking to enjoy the tranquillity of suburban living without sacrificing accessibility.

In summary, this Victorian terraced property on Dean Road is a splendid opportunity for those seeking a stylish and comfortable home in a desirable area. With its original features, high-quality finishes, and turn-key readiness, it is sure to attract interest from discerning buyers. Don't miss the chance to make this charming house your new home.

# Dean Road, Haslingden, BB4 4DS

£220,000



- Mid Terrace Property
- Two Reception Rooms
- On Street Parking
- EPC Rating D
- Two Bedrooms
- Four Piece Bathroom
- Leasehold
- Fitted Kitchen
- Enclosed Rear Yard
- Council Tax Band B

## Ground Floor

### Entrance Hallway

14'8 x 3'4 (4.47m x 1.02m)

UPVC front entrance door, central heating radiator, panelled elevations, coving, corbels, wood effect flooring, stairs to the first floor and doors to two reception rooms.

### Reception Room One

11'11 x 11'1 (3.63m x 3.38m)

UPVC double glazed window, central heating radiator, coving, pendant lighting and wood effect flooring.

### Reception Room Two

14'10 x 14'2 (4.52m x 4.32m)

UPVC double glazed window, central heating radiator, log burning stove with slate hearth and brick surround, coving and sliding door to the kitchen.

### Kitchen

15'5 x 7'4 (4.70m x 2.24m)

Two UPVC double glazed windows, central heating radiator, range of high gloss wall and base units with wood surfaces, inset ceramic sink, electric oven, four ring gas hob, extractor hood, plumbing for washing machine, space for fridge freezer, spotlights, laminate flooring and door to the rear.

## First Floor

### Landing

Doors to two bedrooms and bathroom.

### Bedroom One

14'11 x 11'1 (4.55m x 3.38m)

UPVC double glazed window, central heating radiator, fitted wardrobes and spotlights.

### Bedroom Two

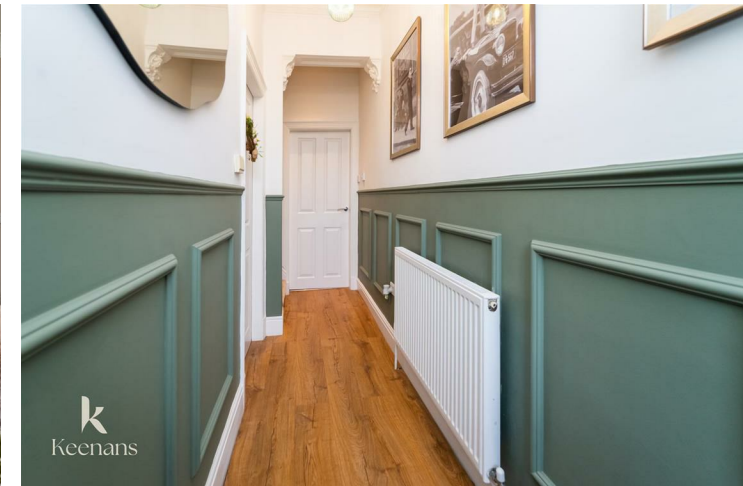
14'1 x 7'2 (4.29m x 2.18m)

UPVC double glazed window, central heating radiator, fitted storage and spotlights.

### Bathroom

11'3 x 7'3 (3.43m x 2.21m)

UPVC double glazed window, towel rail, dual flush WC, vanity top wash basin, panelled bath, direct feed shower unit, part tiled elevations, spotlights, extractor fan and lino flooring.



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