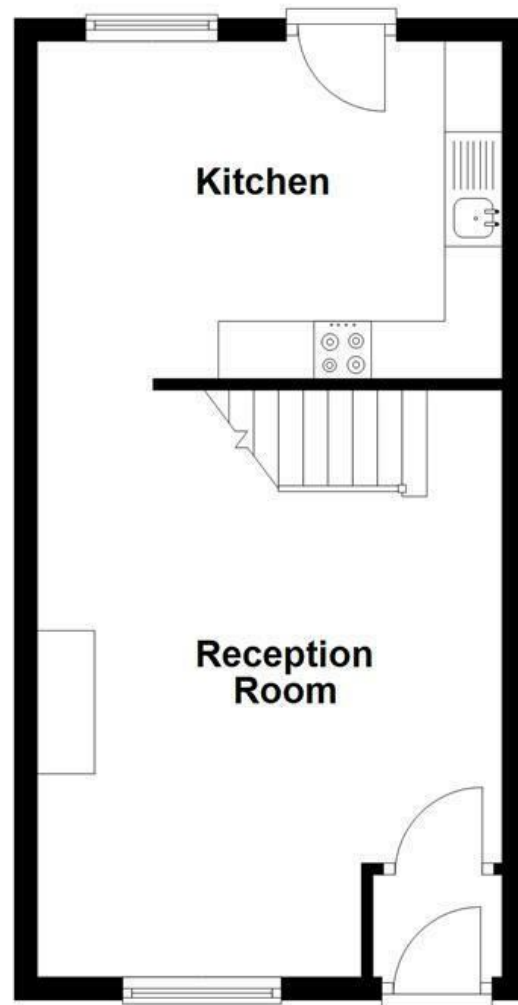
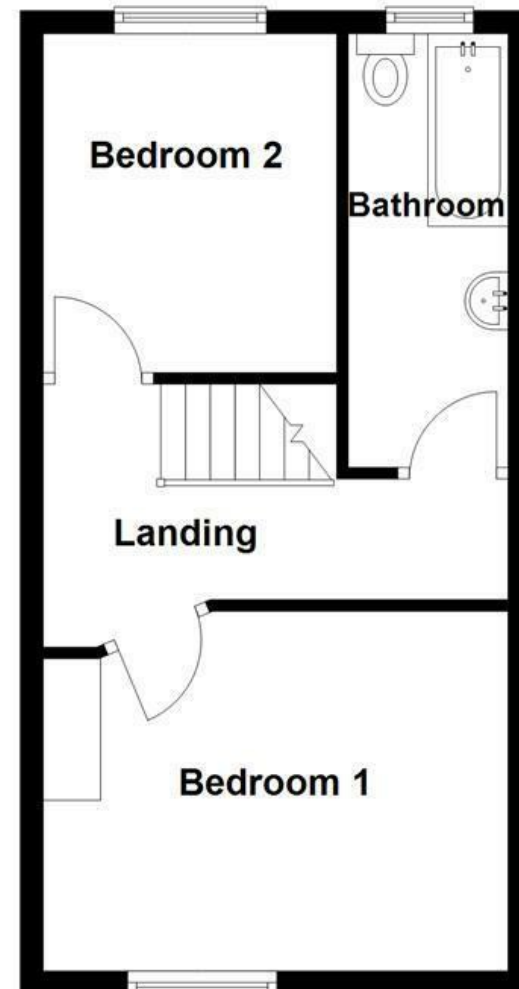


Ground Floor



First Floor



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 71                      | 80        |
| (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.

## Carr Mill Street, Rossendale, BB4 5BU

### £135,000

#### ENVIABLE TWO BEDROOM MID TERRACE PROPERTY

Located in the charming area of Haslingden, Rossendale, this delightful mid-terrace house on Carr Mill Street offers a perfect blend of comfort and modern living. Situated in a peaceful cul-de-sac, this property boasts two generously sized double bedrooms, making it an ideal choice for couples, small families, or those seeking a serene retreat.

As you enter, you are welcomed into a spacious lounge that exudes warmth and style, enhanced by tasteful decor that creates an inviting atmosphere. The contemporary kitchen is well-equipped, providing a functional space for culinary enthusiasts to prepare meals and entertain guests. The modern family bathroom adds to the convenience of this home, ensuring that all essential amenities are at your fingertips.

One of the standout features of this property is the large rear yard, offering ample outdoor space for relaxation, gardening, or social gatherings. Additionally, there is an option to rent a shed across the road on a yearly basis, providing extra storage for your belongings.

This home is not only a comfortable living space but also a wonderful opportunity to enjoy the tranquility of Haslingden while being close to local amenities. With its appealing features and prime location, this property is sure to attract interest from those looking to settle in a welcoming community. Don't miss the chance to make this lovely house your new home.

# Carr Mill Street, Rossendale, BB4 5BU

## £135,000

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

- Immaculate Mid Terraced Property
  - Contemporary Fitted Kitchen
  - On Street Parking
  - EPC Rating: C
- Two Bedrooms
  - Move-in Ready
  - Tenure: Leasehold
- Three Piece Bathroom Suite
  - Enclosed Rear Yard - Shed Available to Rent
  - Council Tax Band: A

### Ground Floor

**Vestibule**  
3'8 x 2'11 (1.12m x 0.89m)  
UPVC double glazed frosted entrance door, meter cupboard and door to reception room.

**Reception One**  
16'10 x 13'4 (5.13m x 4.06m)  
UPVC double glazed window, central heating radiator, stairs to first floor and open access to kitchen.

**Kitchen**  
13'4 x 8'8 (4.06m x 2.64m)  
UPVC double glazed window, central heating radiator, gloss wall and base units, wood effect worktops, integrated oven, four burner gas hob, extractor hood, stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, wood effect flooring and UPVC double glazed frosted door to rear.

### First Floor

**Landing**  
13'4 x 7'3 (4.06m x 2.21m)  
Loft access, part wood panel elevation and doors to two bedrooms and bathroom.

**Bedroom One**  
13'5 x 10'4 (4.09m x 3.15m)  
UPVC double glazed window and central heating radiator.

**Bedroom Two**  
9'8 x 9'3 (2.95m x 2.82m)  
UPVC double glazed window and central heating radiator.

**Bathroom**  
12'1 x 4'7 (3.68m x 1.40m)  
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin and mixer tap, wood panel bath with mixer tap and rinse head, part tiled elevation and wood effect flooring.

### External

**Front**  
Storage shed available to rent.

**Rear**  
Enclosed paved yard.



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