



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(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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## Blackburn Road, Haslingden, BB4 5JF

### £114,950

TERRACE PROPERTY IN THE HEART OF HASLINGDEN

Located on Blackburn Road in the charming town of Haslingden, Rossendale, this delightful terrace house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms and attic room, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

One of the standout features of this home is the stunning views to the rear, allowing you to enjoy the beauty of the surrounding landscape from the comfort of your own living space. The property is also conveniently located close to local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away.

The bathroom is well-appointed, catering to the needs of modern living, while the spacious layout throughout the house enhances the feeling of openness and light. This property is not just a house; it is a place where you can create lasting memories.

Whether you are a first-time buyer or looking to settle in a vibrant community, this home on Blackburn Road is a fantastic opportunity. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this lovely house your new home.



Blackburn Road, Haslingden, BB4 5JF  
£114,950

 3  2  1  D

- Mid Terraced Property
  - Fitted Kitchen
  - On Street Parking
  - EPC Rating: D
- Two Bedrooms And Attic Room
  - Spacious Reception Room
  - Tenure: Leasehold
- Two Bathrooms
  - Ready To Move Into
  - Council Tax Band: A

Ground Floor

Hall

16'11 x 3'4 (5.16m x 1.02m)  
UPVC double glazed frosted entrance door, central heating radiator, stairs to first floor and door to kitchen and reception room.

Kitchen

13'1 x 10'9 (3.99m x 3.28m)  
UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, stainless steel sink with draining board and mixer tap, integrated oven, four burner gas hob, extractor hood, plumbing for washing machine, space for fridge freezer, extractor fan and part tiled elevation.

Reception Room

14'5 x 13' (4.39m x 3.96m)  
UPVC double glazed window, central heating radiator, under stairs storage and storage containing Biasi boiler.

First Floor

Landing

9' x 7'1 (2.74m x 2.16m)  
Smoke alarm, door to stairs for second floor and doors to two bedrooms and bathroom.

Bedroom One

14'8 x 9'11 (4.47m x 3.02m)  
UPVC double glazed window and central heating radiator.

Bedroom Two

13'6 x 7'1 (4.11m x 2.16m)  
UPVC double glazed window, central heating radiator and storage.

Bathroom

10'6 x 7 (3.20m x 2.13m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and direct feed shower over, extractor fan, part tiled elevation and tile effect lino flooring.

Second Floor

Attic Room

23'5 x 13' (7.14m x 3.96m)  
Two Velux windows, two central heating radiator, spotlights and door to en suite.

En Suite

5'9 x 4' (1.75m x 1.22m)  
Central heating radiator, spotlights, dual flush WC, pedestal wash basin with mixer tap, direct feed shower, extractor fan, part tiled elevation and lino flooring.



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