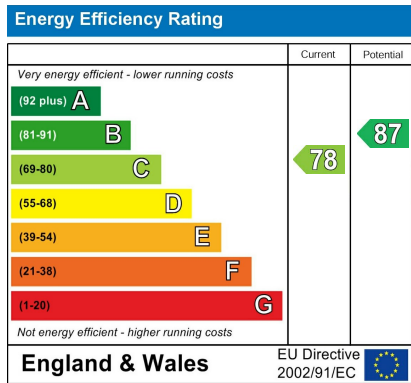
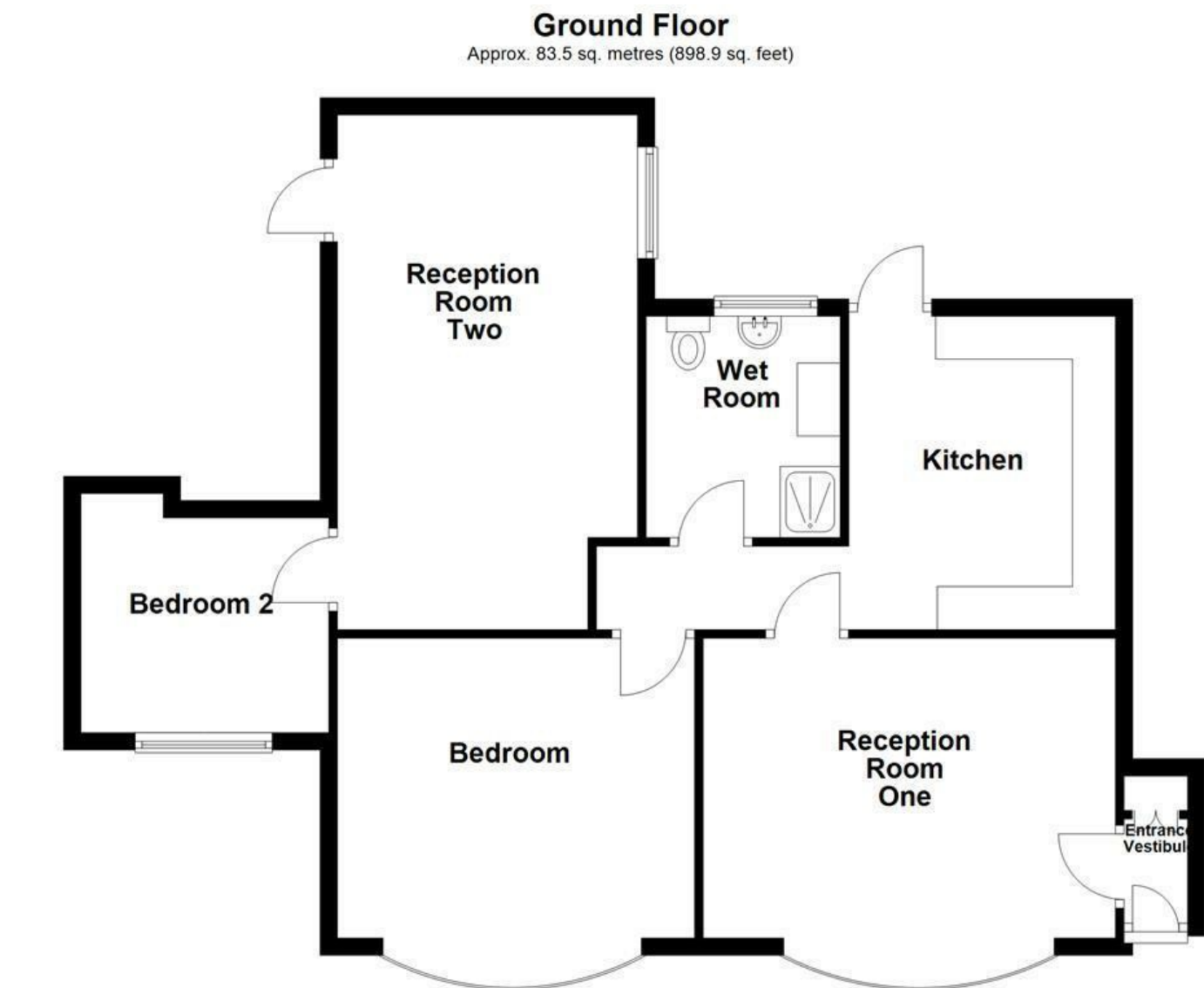




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## Grane Park, Rossendale, BB4 5HB

### £225,000

A FANTASTIC DETACHED BUNGALOW IN HASLINGDEN

Nestled in the charming Grane Park area of Haslingden, Rossendale, this delightful detached bungalow offers a perfect blend of comfort and space. With its generous footprint, the property provides ample room for both relaxation and entertaining, making it an ideal home for families or those seeking a peaceful retreat.

The bungalow is set within a large garden, which presents a wonderful opportunity for outdoor enjoyment. Whether you envision hosting summer barbecues, cultivating a vegetable patch, or simply unwinding in a tranquil setting, this expansive outdoor space caters to all your needs. The garden is a true highlight, offering a private oasis that enhances the overall appeal of the property.

Located in a desirable area, this home benefits from a friendly community atmosphere while still being conveniently close to local amenities. Residents can enjoy the best of both worlds, with easy access to shops, schools, and recreational facilities, all within a short distance.

This property is not just a house; it is a place where memories can be made and cherished. If you are looking for a spacious and inviting home in a sought-after location, this detached bungalow in Grane Park is certainly worth considering.

# Grane Park, Rossendale, BB4 5HB

£225,000

2 1 2 C

- Tenure Freehold
  - Off Road Parking
  - Wet Room
  - Easy Access To Major Commuter Routes
- Council Tax Band C
  - Ideal Home For Downsizing Or Home For A Small Family
  - Bursting With Potential
- EPC Rating C
  - Fitted Kitchen
  - Enclosed Ample Rear Garden Space

## Ground Floor

### Vestibule

5'5 x 2'10 (1.65m x 0.86m)

composite front door, central heating radiator, coving, spotlight and door to reception room

### Living Room

15'9 x 11'6 (4.80m x 3.51m)

UPVC bow window, central heating radiator, electric log burner

### Reception Room Two

19'7 x 9'9 (5.97m x 2.97m)

UPVC double glazed window, three feature wall lights, door leading to bedroom and UPVC door to extension

### Kitchen

10'2 x 8'10 (3.10m x 2.69m)

UPVC double glazed window, upright radiator, a range of panelled wall and base units, laminate surfaces, inset one and a half sink, integrated electric oven, four ring induction hob, tiled splashback, plumbing for dishwasher, space for fridge freezer

### Wet Room

7'5 x 7'0 (2.26m x 2.13m)

UPVC double glazed frosted window, towel rail, 3 piece suite, push flush w/c, vanity basin, direct feed shower with rinse head, tiled elevations, extractor fan, spotlights, plumbing for washing machine

### Bedroom one

13'8 x 11'5 (4.17m x 3.48m)

UPVC double glazed bow window, central heating radiator, fitted wardrobe

### Bedroom Two

9'5 x 9'3 (2.87m x 2.82m)

UPVC double glazed window, central heating radiator, feature wall light, fitted storage

## External

### Front

Elevated garden, bedding areas, mature shrubbery, paved path and steps to front entrance door and parking space for one vehicle.

### Rear

Enclosed garden, trees, shrubbery, stone chipped area, paving, vegetable patches timber sheds and laid to lawn.



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