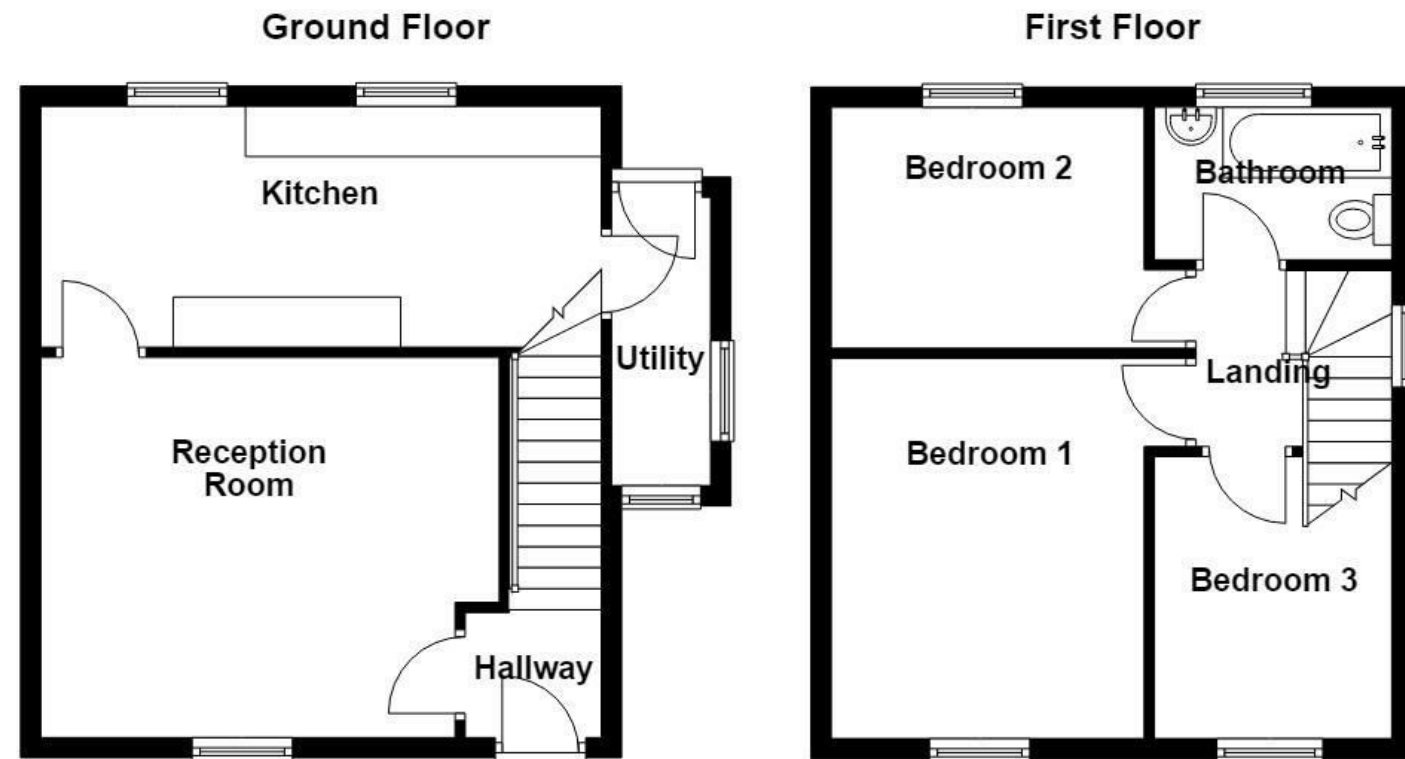




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Mayfield Avenue, Haslingden, BB4 4DF

Offers Over £199,950

ENVIABLE THREE BEDROOM SEMI DETACHED FAMILY HOME

Welcome to this charming three-bedroom semi-detached house located on Mayfield Avenue in the desirable area of Haslingden, Rossendale. This property offers a perfect blend of comfort and convenience, making it an ideal family home.

As you enter, you are greeted by a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The galley kitchen diner is well-equipped and offers ample space for family meals, making it a delightful area for culinary creativity. Additionally, there is a convenient store room, providing extra storage for your household needs.

The three generously sized bedrooms are designed to accommodate family living, offering plenty of space for rest and relaxation. The modern family bathroom is stylishly appointed, ensuring a comfortable and functional space for daily routines.

Outside, the property boasts a lovely rear garden laid to lawn, providing a wonderful outdoor space for children to play or for hosting summer gatherings. The drive offers off-road parking, adding to the convenience of this home.

Situated in a great location, this property is close to local schools, making it an excellent choice for families. Furthermore, it is not far from motorway links, ensuring easy access to surrounding areas and beyond.

This semi-detached house on Mayfield Avenue is a fantastic opportunity for those seeking a comfortable and well-located family home in Haslingden. Do not miss the chance to make this delightful property your own.

Mayfield Avenue, Haslingden, BB4 4DF

Offers Over £199,950

 3  1  1  D

- Semi Detached Property
 - Spacious Reception Room
 - Off Road Parking
 - EPC Rating D
- Three Bedrooms
 - Three Piece Bathroom
 - Freehold
- Fitted Kitchen
 - Front & Rear Gardens
 - Council Tax Band A

Ground Floor

Entrance Hallway

4'6 x 4'1 (1.37m x 1.24m)

Reception Room

15' x 12'5 (4.57m x 3.78m)

Kitchen

19'6 x 7'11 (5.94m x 2.41m)

Storage

8'9 x 3'5 (2.67m x 1.04m)

First Floor

Landing

9'1 x 6'6 (2.77m x 1.98m)

Bedroom One

13'4 x 12'7 (4.06m x 3.84m)

Bedroom Two

13'9 x 7'9 (4.19m x 2.36m)

Bedroom Three

9'11 x 7'3 (3.02m x 2.21m)

Bathroom

7'8 x 4'11 (2.34m x 1.50m)

External

Front

Laid to lawn garden with stone paving and driveway providing off road parking.

Rear

Laid to lawn garden with stone chipped and slate chipped areas.

