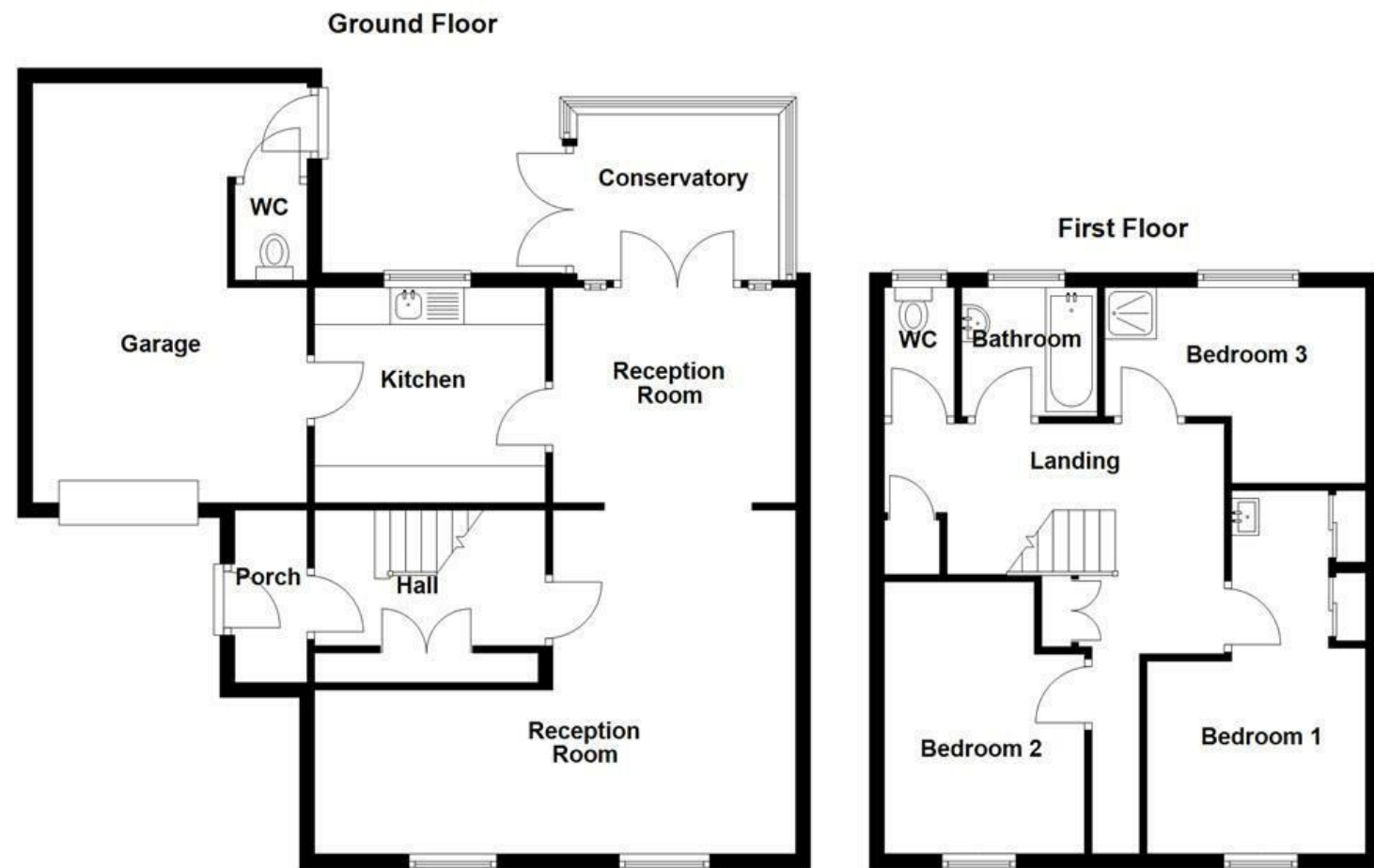




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Laneside Road, Rossendale, BB4 6PG

£260,000

CHARMING THREE BEDROOM DETACHED PROPERTY

Located on Laneside Road in the enviable town of Haslingden, Rossendale, this delightful three-bedroom detached house offers a perfect blend of comfort and charm. The property boasts a welcoming atmosphere, ideal for families or those seeking a peaceful retreat.

Upon entering, you are greeted by a charming lounge that flows seamlessly into a spacious open-plan layout, which includes a dining area or an additional reception room. This design creates an inviting space for entertaining guests or enjoying family time. The bright conservatory adds to the appeal, providing a lovely spot to relax and soak in the natural light.

The well-appointed kitchen is generous in size, offering ample space for culinary creations and family gatherings. The three bedrooms are of great proportions, ensuring that everyone has their own comfortable sanctuary. The family bathroom is conveniently located, complemented by a separate WC and an additional downstairs WC located in the garage, enhancing practicality for busy households.

Outside, the property features a well-maintained garden, perfect for outdoor activities or simply enjoying the fresh air. The driveway provides ample parking for multiple cars, ensuring convenience for residents and visitors alike.

This charming detached house on Laneside Road is not just a home; it is a lifestyle choice, offering a serene environment while being close to local amenities. With its spacious interiors and delightful outdoor space, this property is a must-see for anyone looking to settle in the heart of Haslingden.

Laneside Road, Rossendale, BB4 6PG
£260,000



- Three Spacious Bedrooms
 - Open Plan Family Room
 - EPC Rating TBC
 - Viewing Highly Recommended
- Ideal Family Home
 - Easy Access To Major Network Links
 - Off Road Parking
- Tenure Leasehold
 - Spacious Kitchen Layout
 - Council Tax Band D

Ground Floor

Entrance

UPVC double glazed door to porch.

Porch

7'8 x 3'3 (2.34m x 0.99m)

Two UPVC double glazed window, wood clad to ceiling and door to hall.

Hall

10'3 x 5'10 (3.12m x 1.78m)

Central heating radiator, storage, stairs to first floor, hardwood single glazed window and door to reception room one.

Reception Room One

15'3 x 10'10 (4.65m x 3.30m)

UPVC double glazed window, central heating radiator, gas fire, part wood panel elevation, two feature wall lights, two ceiling roses and open to reception room two.

Reception Room Two

10'10 x 9'7 (3.30m x 2.92m)

Two UPVC double glazed windows, UPVC double glazed French doors to conservatory, central heating radiator, pendant lighting and door to kitchen.

Kitchen

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

UPVC double glazed window, wall and base units, granite effect surface, stainless steel one and a half sink and drainer with mixer tap, space for free standing oven, extractor fan, space for fridge freezer, plumbed for washing machine, part tiled elevation, wood effect flooring and hardwood door to garage.

Garage

18'8 x 12'2 (5.69m x 3.71m)

Composite door to rear, power and lighting and door to WC.

WC

4'3 x 3'3 (1.30m x 0.99m)

UPVC double glazed frosted window, dual flush WC, wall mounted wash basin, extractor fan and wood effect flooring.

Conservatory

9' x 7'9 (2.74m x 2.36m)

UPVC double glazed windows, UPVC double glazed French doors to rear, central heating radiator and polycarbonate roof.

First Floor

Landing

13'3 x 9'8 (4.04m x 2.95m)

Central heating radiator, loft access, smoke alarm, doors to three bedrooms, bathroom, WC and above stairs storage.

Bedroom One

12'1 x 9'6 (3.68m x 2.90m)

UPVC double glazed window and central heating radiator.

Bedroom Two

15'8 x 10'10 (4.78m x 3.30m)

UPVC double glazed window, central heating radiator, storage and vanity top wash basin.

Bedroom Three

10'11 x 8'8 (3.33m x 2.64m)

UPVC double glazed window, central heating radiator and enclosed electric feed shower.

Bathroom

6' x 5'11 (1.83m x 1.80m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin, wood panel bath, overhead direct feed shower, tiled elevation and spotlights.

WC

5'9 x 3'1 (1.75m x 0.94m)

UPVC double glazed frosted window, low flush WC and tiled elevation.

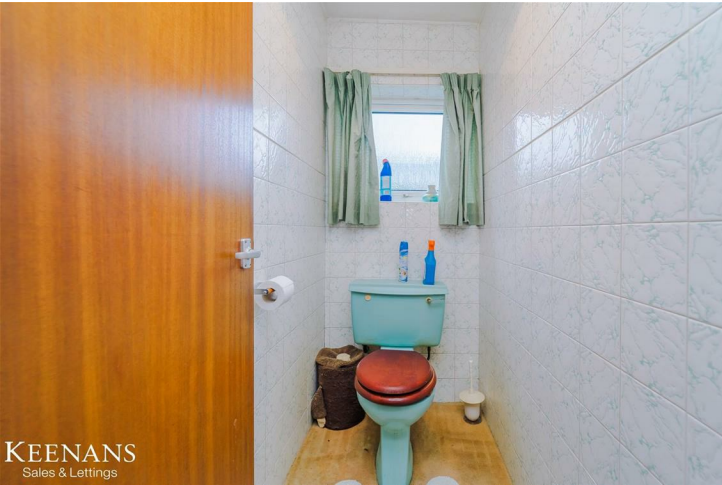
Extrenal

Rear

Enclosed laid to lawn garden, bedding areas, paving, shed and green house.

Front

Block paved drive and laid to lawn garden.



Tel: 01706215618

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