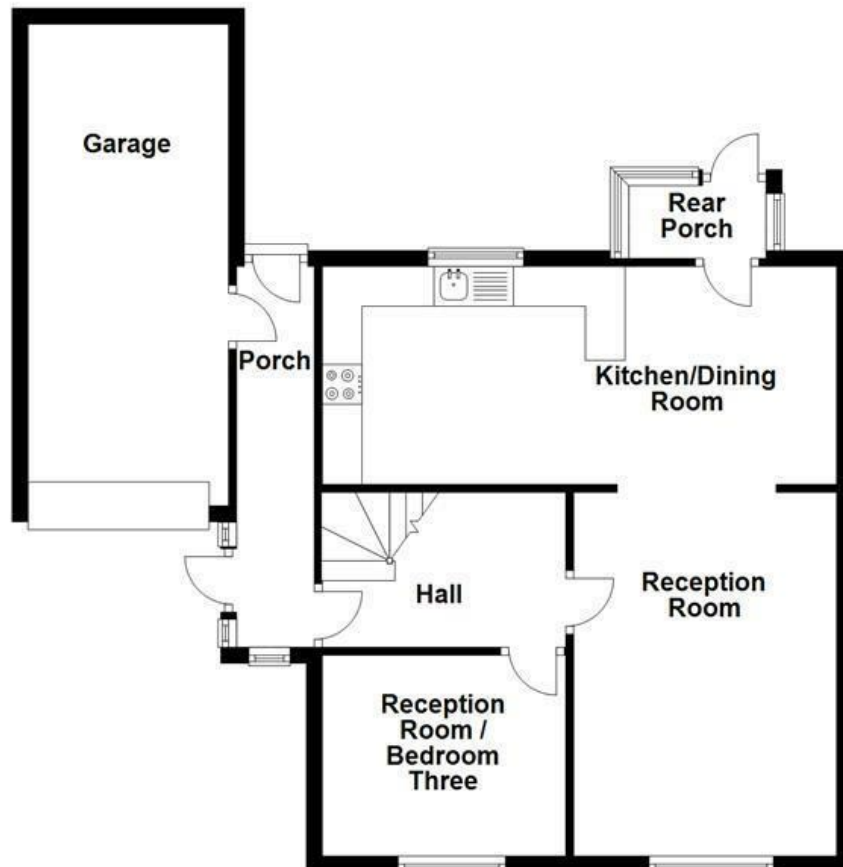
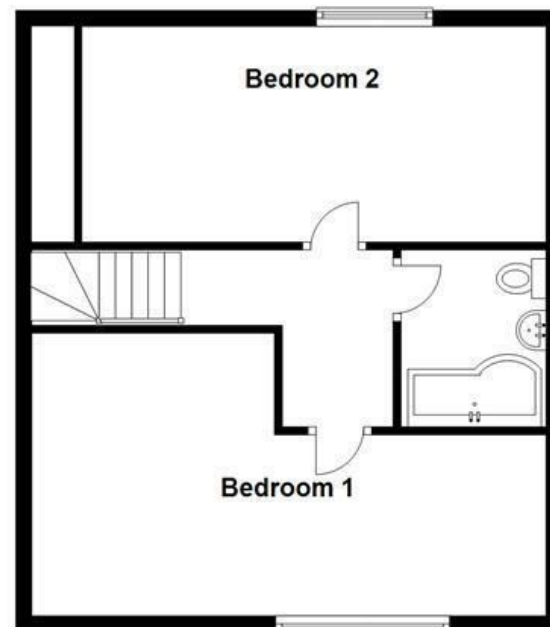


**Ground Floor**  
Approx. 759.2 sq. feet



**First Floor**  
Approx. 516.8 sq. feet



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	<b>76</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



## Woodside, Haslingden, BB4 6QQ

### £330,000

AN IMMACULATE FAMILY HOME IN A POPULAR AREA OF HASLINGDEN

Keenans are proud to bring to the market this superb and spacious family home. The property boasts spacious interiors with an open plan kitchen and dining room, two reception rooms, two double bedrooms, a modern three piece bathroom suite and an enclosed rear garden, superb garage and workshop with off road parking to the front of the property. This wonderful property is situated in a popular area of Rossendale just a short drive to the town centre of Rawtenstall, whilst also in walking distance to local amenities and in close distance to well regarded schools. The property is perfect for a family looking to find their dream home.

The property comprises briefly, to the ground floor; entrance to a welcoming porch which has doors providing access to the hallway, to the garage and to the rear garden. The hallway has stairs leading to the first floor and doors providing access to two reception rooms. The second reception room is open to the kitchen and dining room. The kitchen is fitted with modern wall and base units, has integrated appliances, is open to the dining area and has a door leading to the rear porch which has a door providing access to the rear garden. To the first floor there is a landing with doors providing access to two superb bedrooms and a modern three piece bathroom suite.

Externally, to the rear of the property there is an enclosed lawn garden which wraps around the side of the property with a paved patio, timber workshop, mature shrubbery and bedding areas. To the front of the property there is an enclosed lawn garden, a driveway for off road parking and a good sized garage.

View early to avoid disappointment! Contact our Rossendale team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansstateagents



# Woodside, Haslingden, BB4 6QQ

## £330,000

 3  1  1  D

- EPC Rated D
- Ample Off Road Parking
- Spacious Rear Garden
- Council Tax Band D
- Integral Garage
- Well Located
- Freehold Property
- Newly Refurbished
- Beautifully Presented

### Ground Floor

#### Porch

16'03 x 3'02 (4.95m x 0.97m)

Three UPVC double glazed windows, wood single glazed window, wood door to hall, door to garage, composite double glazed door to rear garden.

#### Hall

10'00 x 5'06 (3.05m x 1.68m)

Central heating radiator, wood effect floor, stairs to the first floor, doors to reception room one, reception room two.

#### Reception Room One / Bedroom Three

10'00 x 8'09 (3.05m x 2.67m)

UPVC double glazed window, central heating radiator, wood effect floor, television point.

#### Reception Room Two

15'00 x 10'10 (4.57m x 3.30m)

UPVC double glazed window, central heating radiator, electric fire, television point, wood effect floor, open to kitchen / dining room.

#### Kitchen / Dining Room

20'07 x 9'00 (6.27m x 2.74m )

UPVC double glazed window, wood single glazed window, central heating radiator, wall and base units, wood effect worktops, stainless steel sink with drainer and mixer taps, oven with four ring gas hob, extractor hood, fridge/freezer, dishwasher, plumbing for washing machine, glass splash-backs, spotlights, open to dining area, door to rear porch.

#### Rear Porch

7'10 x 4'02 (2.39m x 1.27m)

UPVC double glazed windows, plumbing for bottle fridge and dryer, wood effect floor, UPVC double glazed door to rear garden.

### First Floor

#### Landing

5'06 x 2'07 (1.68m x 0.79m)

Access to attic, doors to two bedrooms and bathroom.

#### Bedroom One

20'06 x 11'08 (6.25m x 3.56m)

UPVC double glazed window, central heating radiator, television point.

#### Bedroom Two

17'10 x 9'02 (5.44m x 2.79m)

UPVC double glazed window, central heating radiator.

#### Bathroom

6'08 x 6'06 (2.03m x 1.98m )

UPVC double glazed window, central heating towel rail, dual flush WC, pedestal wash basin with mixer taps, L-shape bath with mixer taps, main feed rainfall shower with rinse head (runs off boiler), part tiled elevations, wood effect floor.



Tel: 01706215618

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)