



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	

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Warwick Street, Haslingden, BB4 5LR

£155,000

A BEAUTIFULLY STYLED TWO BEDROOM HOME WITH SPACIOUS ATTIC ROOM

Situated on Warwick Street in Haslingden, Rossendale, this delightful house presents an excellent opportunity for professional couples or first-time buyers seeking a home that is ready to move into. The property boasts two generously sized bedrooms, complemented by a spacious attic room that offers versatility for use as a study, guest room, or additional storage.

The interiors of the house are stylishly designed, creating a warm and inviting atmosphere that is both modern and comfortable. The low maintenance exteriors ensure that you can spend more time enjoying your new home and less time on upkeep.

Conveniently located, this property provides easy access to a variety of nearby amenities, including shops, cafes, and parks, making it an ideal choice for those who appreciate the convenience of urban living. Additionally, the excellent commuter routes in the area make travelling to nearby towns and cities a breeze.

This charming house on Warwick Street is not just a property; it is a place where you can create lasting memories. With its appealing features and prime location, it is a must-see for anyone looking to settle in this vibrant community.

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**2****1****1****E**

- Tenure Leasehold
 - On Street Parking
 - Abundance Of Indoor Space
 - Close Proximity To Local Amenities
- Council Tax Band A
 - Viewing Essential
 - Enclosed Rear Paved Yard Space With Outbuilding
- EPC Rating E
 - Ideal First Time Buy
 - Easy Access To Major Commuter Routes

Ground Floor

Entrance

UPVC double glazed frosted door to vestibule.

Vestibule

3'3 x 3'2 (0.99m x 0.97m)

Cornice coving, tiled floor, fitted doormat and door to hall.

Hall

12'7 x 3'3 (3.84m x 0.99m)

Central heating radiator, cornice coving, stairs to first floor, door leading to a kitchen and open archway to reception room.

Reception Room

12'10 x 11'4 (3.91m x 3.45m)

UPVC double glazed box bay window, three central heating radiators, cornice coving, television point and electric fire with wooden mantle.

Kitchen/Dining Area

15'7 x 13'4 (4.75m x 4.06m)

Range of panelled wall and base units, wooden effect work surfaces, Leisure range oven with five ring gas hob and warming plate, extractor hood, stainless steel one and a half sink and drainer with mixer tap, plumbed for washing machine and dishwasher, space for fridge freezer, coving, flag stoned flooring, central heating radiator, UPVC double glazed window and doors leading to the cellar and utility room.

Utility Room

9'9 x 6'9 (2.97m x 2.06m)

UPVC double glazed window, central heating radiator, flag stoned flooring, UPVC double glazed frosted door to rear and door to WC.

WC

4'9 x 2'9 (1.45m x 0.84m)

Low flush WC and flag stone flooring.

Lower Ground Floor

Cellar

14'6 x 12'3 (4.42m x 3.73m)

Flag stone flooring and lighting.

First Floor

Landing

UPVC double glazed window, central heating radiator, stairs to second floor, two bedrooms and bathroom.

Bedroom One

15'2 x 12'10 (4.62m x 3.91m)

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

Bedroom Two

10'9 x 10'1 (3.28m x 3.07m)

UPVC double glazed window, central heating radiator, partial coving, fitted wardrobes and carpeted.

Bathroom

9'7 x 6'7 (2.92m x 2.01m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, P shaped panel bath with mixer tap, overhead electric feed shower, tiled elevation and tiled floor.

Second Floor

Attic Room

18'5 x 14'11 (5.61m x 4.55m)

Velux window, central heating radiator, fitted open wardrobes, spotlights, wood effect flooring and door to under eave storage.

External

Rear

Enclosed paved yard with outbuilding and gate leading to a shared access road.

Front

Gravel chipped bedding area.



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