




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	81
(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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## Rising Bridge Road, Haslingden, BB4 5BH

### £600,000

IMPRESSIVE THREE BEDROOM BUNAGLOW SET ON A ONE ACRE PLOT

Welcome to Rising Bridge Road in the charming town of Rising Bridge, this exquisite three-bedroom detached bungalow offers a perfect blend of modern living and serene countryside charm. Set on a generous plot, the property boasts expansive gardens that provide stunning views of the Rossendale Valley, making it an ideal retreat for families and nature lovers alike.

Upon entering, you are welcomed into a spacious lounge, complete with a cosy fireplace that creates a warm and inviting atmosphere. Double doors lead you into a bright conservatory, which overlooks the beautifully maintained garden, allowing natural light to flood the space. The heart of the home is undoubtedly the extended kitchen diner, featuring high-end fitted appliances that cater to all your culinary needs.

The bungalow has been fully renovated to a high standard, ensuring a luxurious living experience. The family bathroom is a true highlight, showcasing a free-standing bath and a walk-in shower, perfect for relaxation. Each of the double bedrooms is generously sized, with the master bedroom offering the added convenience of an en-suite shower room.

This stunning family home is ideally located, with easy access to local schools and motorway links, making it perfect for commuters. With ample parking and a double garage, this property is not only a beautiful place to live but also practical for everyday life. Don't miss the opportunity to make this remarkable bungalow your new home.

# Rising Bridge Road, Haslingden, BB4 5BH

£600,000

 3  2  2  D

- Freehold
- Impressive Detached Property
- En Suite To Main Bedroom
- Off Road Parking & Double Garage
- Council Tax Band F
- Three Bedrooms
- Spacious Reception Rooms
- EPC Rating D
- Modern Fitted Kitchen
- Extensive Gardens

## Ground Floor

### Entrance Hallway

11'5 x 7'3 (3.48m x 2.21m)

Hardwood panelled front entrance door, central heating radiator, coving, spotlights, Herringbone effect flooring and doors to reception room, kitchen and inner hall.

### Reception Room

22'6 x 22'6 (6.86m x 6.86m)

Two UPVC double glazed windows, three central heating radiators, coving, three ceiling roses, cast iron log burning stove with brick surround, doors to the kitchen and conservatory and UPVC double glazed sliding doors to the rear.

### Kitchen

17' x 16'5 (5.18m x 5.00m)

Atrium window, two UPVC double glazed windows, central heating radiator, range of panelled wall and base units with wood effect surfaces, Belfast sink with draining ridges and mixer tap, electric double oven in a high rise unit, five ring gas hob, extractor hood, integrated dishwasher, space for fridge freezer, spotlights, Herringbone effect flooring, open to the conservatory and bi-folding doors to the rear.

### Conservatory

13'8 x 10'5 (4.17m x 3.18m)

UPVC double glazed windows, atrium window, central heating radiator, spotlights and Herringbone effect flooring.

### Inner Hall

14'4 x 6'6 (4.37m x 1.98m)

Central heating radiator, spotlights, loft access and doors to three bedrooms and bathroom.

### Bedroom One

18'9 x 12'6 (5.72m x 3.81m)

Two UPVC double glazed windows, two central heating radiators, coving and door to the en suite.

### En Suite

12'6 x 2'8 (3.81m x 0.81m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, direct feed shower unit, tiled elevations, spotlights, extractor fan and tiled flooring.

### Bedroom Two

13'2 x 10'10 (4.01m x 3.30m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

12'11 x 10'8 (3.94m x 3.25m)

UPVC double glazed window, central heating radiator, spotlights and feature wall lights.

### Bathroom

10'9 x 6'6 (3.28m x 1.98m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, freestanding bath, direct feed shower unit, tiled elevations, spotlights and Herringbone flooring.

### External

#### Front

Laid to lawn garden, planted beds, steps up to the front door and driveway providing off road parking leading to the garage.

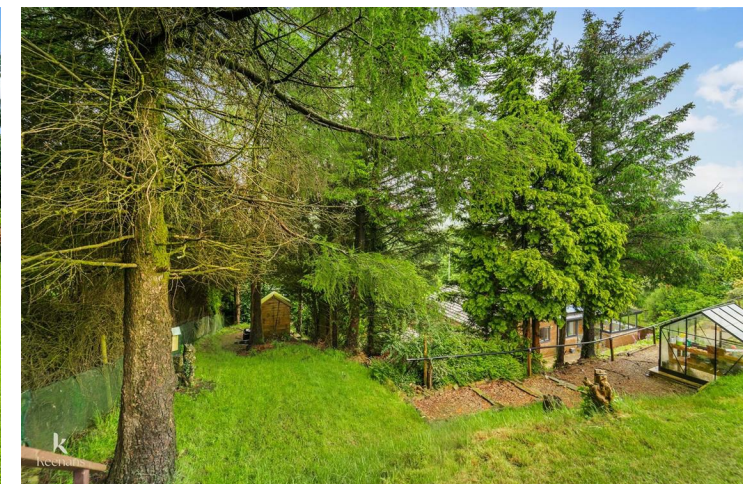
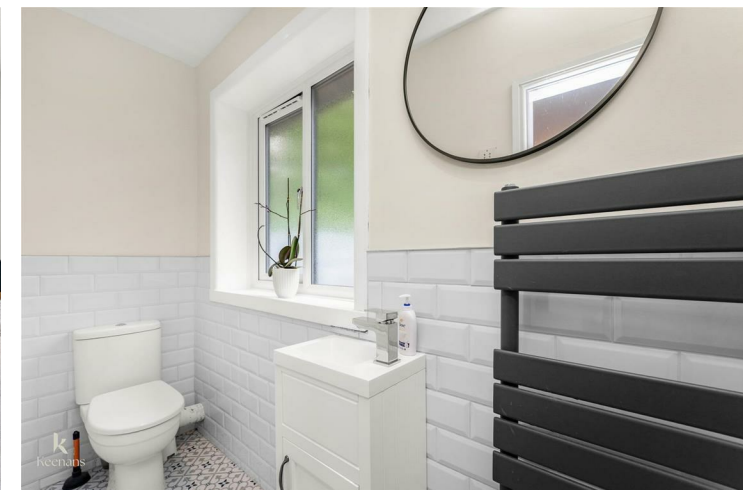
#### Garage

21'8 x 21'7 (6.60m x 6.58m)

Power, plumbing for washing machine and Worcester boiler.

#### Rear

Enclosed laid to lawn garden with stone paving, greenhouse and gated driveway.



Tel: 01706215618

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