



FOR SALE
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Hilton &
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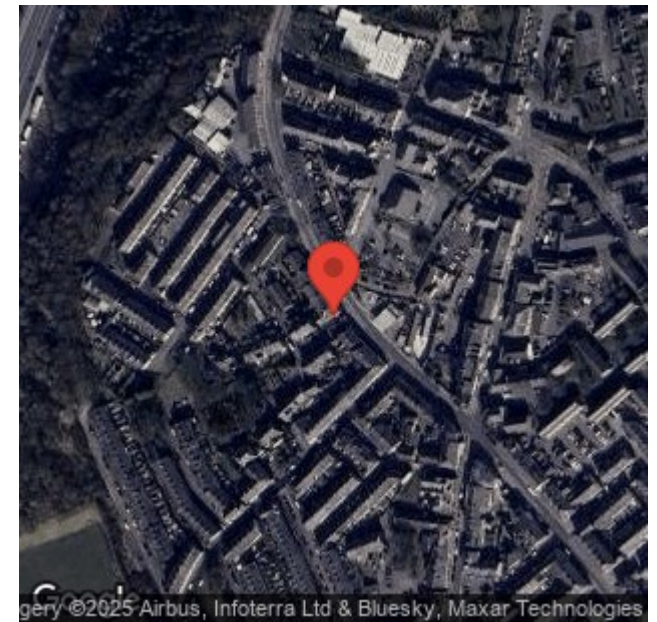
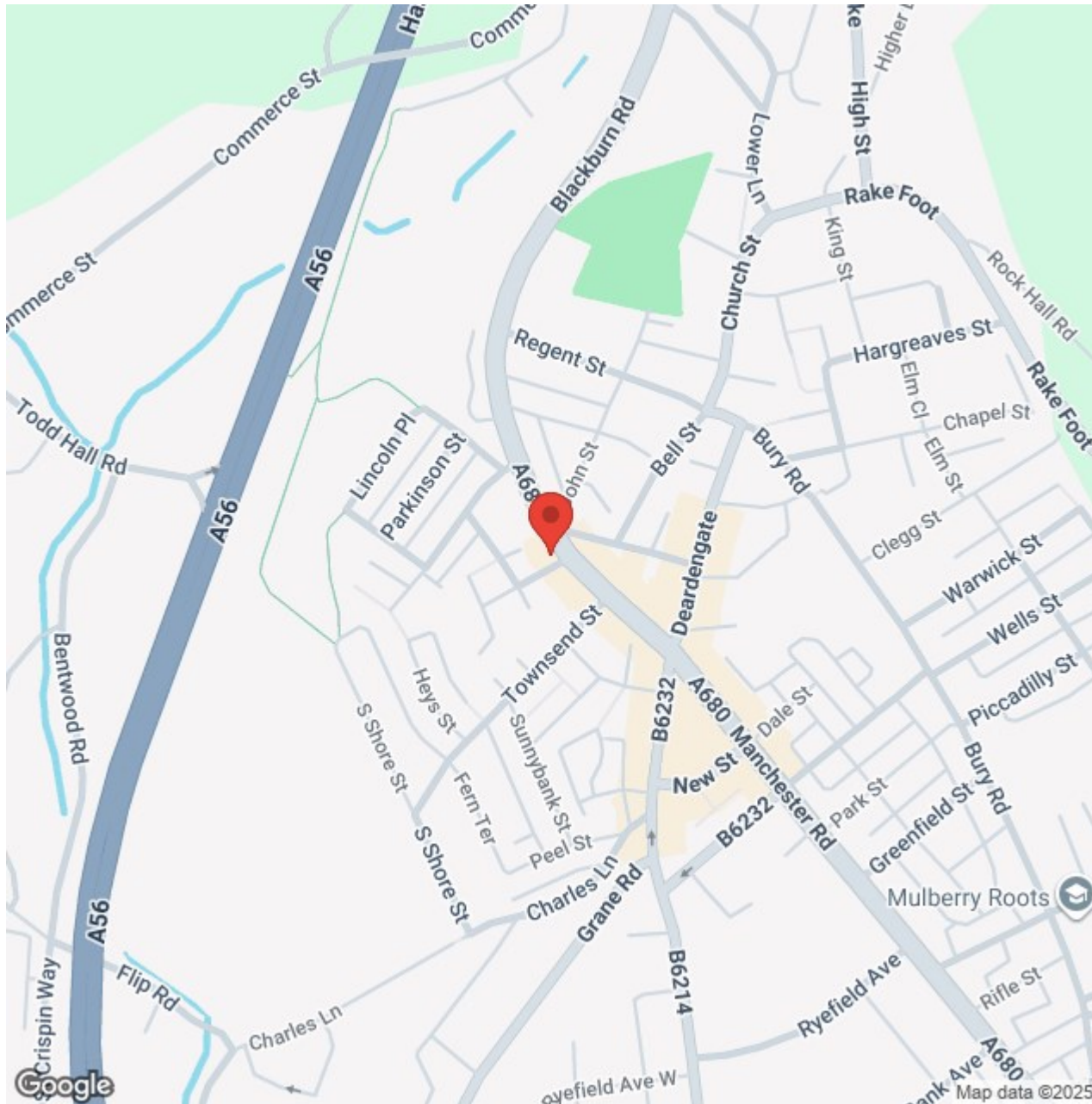
Victoria Street, Haslingden, Rossendale

Offers In The Region Of £205,000

An amazing opportunity has arisen to acquire this end of terrace dwelling on Victoria Street in the picturesque town of Haslingden, Rossendale. This delightful house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With four generously sized bedrooms, there is ample space for everyone in the family to have their own sanctuary. Having a contemporary three piece bathroom and ground floor wet room

Situated in an ideal location, this property offers the perfect blend of tranquillity and convenience. The spacious layout provides endless possibilities for creating your dream home. Externally to the rear elevation you will find a well kept enclosed yard. Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and start envisioning the endless potential that this property holds. Council Tax Band C.







Lancashire

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LOWER GROUND FLOOR

On the lower ground floor you will find:

CELLAR

A spacious cellar ideal for storage purposes having fitted base units, inset sink with chrome mixer tap, full lighting, gas fire and 1x central heating radiator.

GROUND FLOOR

On the ground floor you will find:

SITTING ROOM 14'6" x 9'8" (4.43m x 2.95m)

An additional sitting room having wood effect flooring, ceiling coving, dado rail, wall feature fireplace with gas fire set within, 1x central heating radiator and uPVC bay fronted window.

LIVING ROOM 14'10" x 13'9" (4.54m x 4.21m)

A family sized living room having wood effect flooring, space for settees, space for a table and chairs, 1x central heating radiator, door leading down to the cellar and uPVC double glazed window to the side and rear elevation.

KITCHEN 9'0" x 6'8" (2.75m x 2.04m)

Offering a range of fitted wall and base units with contrasting worktops, part tiled walls, inset sink with chrome mixer tap, space for an oven / grill, spacer for a freestanding fridge / freezer and uPVC double glazed window to the rear elevation.

UTILITY ROOM 5'5" x 10'5" (1.66m x 3.19m)

A useful utility room with wood effect flooring, plumbing for a washing machine, space for a tumble dryer, 1x central heating radiator, access to Alpha boiler, uPVC double glazed frosted window to the side elevation and uPVC door leading out to the rear yard.

GROUND FLOOR WET ROOM 7'2" x 10'5" (2.19m x 3.19m)

Comprising of: walk in shower cubicle, push button w.c, pedestal sink with chrome mixer tap, tiled splash back, air extraction fan, 1x central heating radiator and uPVC double glazed frosted window to the rear elevation.

FIRST FLOOR / LANDING

On the first floor / landing you will find:

BEDROOM ONE 11'8" x 14'11" (3.58m x 4.55m)

A bedroom of double proportions with space for wardrobes and drawers, 1x central heating radiator and uPVC double glazed window to the front elevation.

BEDROOM TWO 11'3" x 8'5" (3.43m x 2.57m)

Another bedroom of double proportions having space for wardrobes and drawers, 4x doors to wardrobe / storage space, 1x central heating radiator and uPVC double glazed window to the rear elevation.

BATHROOM

A contemporary three piece bathroom suite comprising of: panelled bath tub with shower attachment over and glass shower screen, tiled splash back, pedestal sink with chrome mixer tap, push button w.c, heated chrome towel rack and uPVC double glazed frosted window to the rear elevation.

SECOND FLOOR / LANDING

On the second floor / landing you will find:

BEDROOM THREE 9'0" x 13'3" (2.76m x 4.05m)

Yet again a bedroom of double proportions with space for wardrobes and drawers, storage into the eaves, 1x central heating radiator and a velux window.

BEDROOM FOUR 10'6" x 13'4" (3.22m x 4.07m)

A well proportioned bedroom having space for wardrobes and drawers, storage into the eaves, 1x central heating radiator, uPVC double glazed window to the side elevation and a velux window.

EXTERNALLY

Externally to the rear elevation you will find an enclosed well kept yard.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/Victoria-street>

PROPERTY DETAILS

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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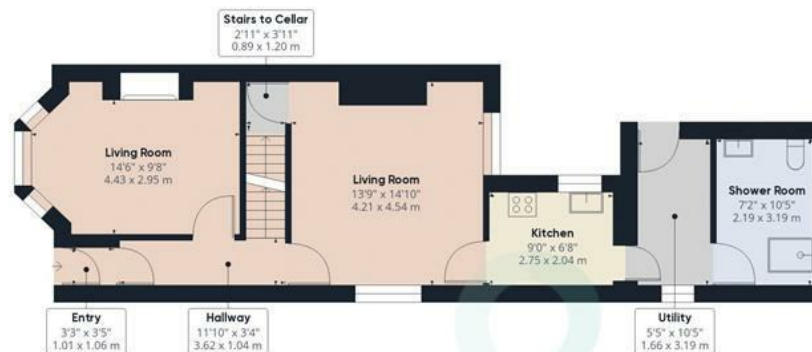
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OUTSIDE

Externally to the rear elevation
you will find an enclosed well
kept yard.



Floor -1



Ground Floor

Approximate total area⁽¹⁾

1527.79 ft²

141.94 m²



Floor 1



Floor 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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