



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>			
(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.

## Manchester Road, Haslingden, BB4 5ST

### Offers Over £170,000

THE PERFECT INVESTMENT, TWO APARTMENTS AND SHOP FRONT PROPERTY

Situated in the centre of Haslingden sits this spacious shop fronted terrace property which has two apartments above the shop, with easy access to local amenities, and has great commuter links to Bury, Manchester and surrounding towns. This is a perfect opportunity for a rental investor, with a shop front on the ground floor and two apartments with a bright open plan kitchen and living room, one bedroom, a three piece bathroom suite and an enclosed rear yard. Just a short distance to well regarded schools and is easy for accessing major commuter routes.

The property comprises briefly; A welcoming entrance to the shop front which has a door providing access to the kitchen area of the shop which has doors leading to the cellar, under stairs storage, to the wc and to the rear of the property. Entrance to the rear of the property provides access to the apartment hallway which has stairs leading to the first floor where there are two doors leading to a first floor apartment and to a second floor apartment. Both apartments have an open plan kitchen and living room which has access to the inner hallway. The inner hall has doors leading to the three piece bathroom suite and to the bedroom. Externally, to the rear of the property there is an enclosed paved yard with a gate to a shared access road.

Viewings can be arranged by calling our Rawtenstall team, at your earliest convenience.

# Manchester Road, Haslingden, BB4 5ST

## Offers Over £170,000



- Well Presented Shop With Living Accommodation
- Three Piece Bathroom
- On Street Parking
- Kitchen Area
- One Spacious Bedroom In Each Apartment
- Leasehold
- Open Plan Kitchen/Living Area
- Enclosed Rear Yard
- EPC To Be Confirmed

### Ground Floor

#### Entrance

Enter via a wood front door to the shop front.

#### Shop Front

16 x 13'09 (4.88m x 4.19m)

UPVC double glazed window, electric heater, laminate flooring, door leading to the inner hall.

#### Inner Hall

2'11 x 2'06 (0.89m x 0.76m)

Laminate flooring, doorway to the kitchen area, door leading down to the cellar.

#### Kitchen Area

14'04 x 13'11 (4.37m x 4.24m)

Wood wall and base units with laminate worktops, stainless steel sink and drainer with traditional taps, doors leading to the rear hall, WC and storage cupboard.

#### WC

6'06 x 3'10 (1.98m x 1.17m)

Low basin WC, wall mounted wash basin with traditional taps, laminate flooring.

#### Rear Hall

7'06 x 2'09 (2.29m x 0.84m)

Wood single glazed window, door leading out to the rear yard.

### Lower Ground Floor

#### Cellar

18'06 x 13'09 (5.64m x 4.19m)

Electric and gas meter.

#### Rear

Enclosed yard, gate to shared access road, door leading to the two apartments.

### First Floor Apartments

#### Flat One Entrance

Enter via UPVC double glazed front door to the apartment hall, stairs leading to landing with doors to both apartments.

#### Living Room/Kitchen

19'02 x 14'03 (5.84m x 4.34m)

UPVC double glazed window, electric heater, wood wall and base units with laminate worktops, stainless steel sink and drainer with traditional taps, Lamona oven, four ring gas hob, extractor hood, space for fridge freezer, space for washing machine, part tiled elevations, television point, open to the inner hall, intercom phone.

#### Inner Hall

7'01 x 3'03 (2.16m x 0.99m)

Access to the attic, doors to bedroom one and bathroom.

### Bedroom One

14'02 x 7'01 (4.32m x 2.16m)

UPVC double glazed window, electric heater.

### Bathroom

10'11 x 5'08 (3.33m x 1.73m)

UPVC double glazed frosted window, dual flush WC, pedestal wash basin with mixer tap, P shape bath with mixer tap and rinse head, part tiled elevations, spotlights, extractor fan, storage cupboard, laminate flooring.

### Flat Two Entrance

Wood door with stairs leading to the second apartment.

### Living Room/ Kitchen

19'02 x 14'03 (5.84m x 4.34m)

UPVC double glazed window, electric heater, wood wall and base units with laminate worktops, stainless steel sink and drainer with traditional taps, Lamona oven, four ring gas hob, extractor hood, space for fridge freezer, space for washing machine, part tiled elevations, television point, open to the inner hall, intercom phone.

### Inner Hall

7'01 x 3'03 (2.16m x 0.99m)

Access to the attic, doors to bedroom one and bathroom.

### Bedroom One

14'02 x 7'01 (4.32m x 2.16m)

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