



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)	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			
		67	80

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.

Rydal Road, Haslingden, BB4 4EF

Offers In The Region Of £270,000

A SPACIOUS DORMER BUNGALOW IN A QUIET AREA OF HASLINGDEN

Located in a quiet area of Rossendale sits this deceptively spacious three bedroom property. With bright interiors, two shower rooms and gardens to the front and rear, this property is not one to be missed! Situated just a short distance from major commuter routes to Manchester, Bury and Rochdale, whilst also being close to well regarded schools and local amenities.

The property comprises briefly, to the ground floor; entrance to a vestibule which has a door leading to the open plan living and dining room with stairs to the first floor and a door providing access to the inner hall. The inner hall has doors leading to the main bedroom, shower room and to the kitchen. The kitchen is fitted with wall and base units and has doors providing access to the bar, and to the rear garden. The bar has a door to the rear garden. To the first floor there is a landing/office space with doors to two bedrooms and a three piece shower room. Externally, to the rear of the property there is an enclosed wrap around garden with a paved patio, two wooden pergolas, a timber shed, off road parking and a detached garage. To the front of the property there is a lawn garden with an animal run.

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 @keenansestateagents

Rydal Road, Haslingden, BB4 4EF

Offers In The Region Of £270,000



- Semi Detached Dormer Bungalow
- Fitted Bar
- Off Road Parking & Garage
- EPC Rating: D

- Three Bedrooms
- Two Shower Rooms
- Leasehold

- Contemporary Dining Kitchen
- Wrap Around Gardens With Covered Seating Area
- Council Tax Band D

Ground Floor

Entrance Vestibule

3'2 x 2'10 (0.97m x 0.86m)

UPVC double glazed front entrance door and door to the reception room.

Reception Room

20' x 18'11 (6.10m x 5.77m)

Two UPVC double glazed windows, central heating radiator, media wall with feature electric fire and television point, coving, part laminate flooring, stairs to the first floor and door to the inner hall.

Inner Hall

5'8 x 3'7 (1.73m x 1.09m)

Laminate flooring and doors to kitchen, shower room and bedroom one.

Shower Room

7' x 5'8 (2.13m x 1.73m)

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

Bedroom One

23'4 x 9' (7.11m x 2.74m)

UPVC double glazed window, central heating radiator, double bath with jets and spotlights.

Kitchen

20'3 x 9'9 (6.17m x 2.97m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with laminate surfaces, breakfast bar, stainless steel one and a half bowl sink with drainer and mixer tap, oven with five ring gas hob, extractor hood, plumbing for washing machine, space for fridge freezer, television point, boiler, UPVC double glazed stable door to the rear and UPVC double glazed French doors to the bar.

Bar

10'8 x 10'6 (3.25m x 3.20m)

Two Velux windows, two UPVC double glazed windows, central heating radiator, space for fridge, laminate flooring and UPVC double glazed door to the rear.

First Floor

Landing/Office

9'11 x 5'10 (3.02m x 1.78m)

UPVC double glazed window, laminate flooring and doors to two bedrooms and shower room.

Bedroom Two

18'2 x 7'10 (5.54m x 2.39m)

UPVC double glazed window and laminate flooring.

Bedroom Three

14'6 x 7'10 (4.42m x 2.39m)

UPVC double glazed window, central heating radiator, fitted storage and laminate flooring.

Shower Room

7'9 x 4'10 (2.36m x 1.47m)

UPVC double glazed window, electric heated towel rail, dual flush WC, vanity top wash basin, direct feed shower unit, PVC panelled elevations, spotlights and tiled flooring.

External

Front

Laid to lawn garden and timber shed.

Rear

Driveway providing off road parking, garage and a gate to the rear garden. There is an enclosed wrap around garden with two wooden pergolas, paved patio, timber shed and an outdoor sink.

