

| | 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 | | |

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.

Helmshore Road, Haslingden, BB4 4BG

£299,950

A FANTASTIC DEVELOPMENT OPPORTUNITY WITH PLANNING APPROVAL FOR CHANGE OF USE TO RESIDENTIAL PROPERTY

Commanding an enviable position in the heart of Haslingden, Keenans are delighted to welcome this rare development opportunity to the property market. Formerly The Bay Horse pub, the property now has planning permission to convert into a business centre, with plans available through the Rossendale Council Planning Portal. Currently the property comprises: entrance through the vestibule to a hallway with doors to all rooms and stairs to the first floor. To the first floor there are currently six rooms and access to the second floor loft room.

The property also has a spacious cellar which adds even more potential to the property.

Externally there is an enclosed yard and enclosed parking off-road parking area for three to four cars.

For further information, or to arrange a viewing, please contact our Rossendale team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Helmshore Road, Haslingden, BB4 4BG

£299,950



- EPC Rated C
- Freehold Property
- Council Tax Band A
- Fantastic Investment Opportunity
- Well Located
- Planning Permission
- On Road Parking

Ground Floor

Vestibule

5'6 x 4'4 (1.68m x 1.32m)
Exposed brick walls, door to hall.

Hallway

9'10 x 5'5 (3.00m x 1.65m)
Central heating radiator, exposed brick walls, door to reception room and reception room two.

Reception Room One

17'0 x 13'8 (5.18m x 4.17m)
Two hardwood double glazed windows.

Reception Room Two

15'3 x 14'1 (4.65m x 4.29m)
Hardwood single glazed window, hardwood double glazed frosted window.

Bar

20'04 x 19'5 (6.20m x 5.92m)
Exposed brick walls, open to reception room two, stairs to the first floor.

Reception Room Three

16'2 x 13'10 (4.93m x 4.22m)
Fireplace, door to two storage rooms, and rear, hardwood frosted window.

Storage Room

14'9 x 12'7 (4.50m x 3.84m)

First Floor

74.5m² of room space.

Reception Room Four

38'4 x 14'1 (11.68m x 4.29m)
Four hardwood single glazed windows, central heating radiator, wood floor, open to hall.

Hall

20'2 x 6'8 (6.15m x 2.03m)
Hardwood single glazed window, doors to three bedrooms, reception room four stairs to the second floor.

Bedroom One

13'9 x 12'11 (4.19m x 3.94m)
Hardwood single glazed window, central heating radiator, wood floor, fireplace.

Bedroom Two

12'6 x 10'5 (3.81m x 3.18m)
Hardwood single glazed window, wood floor.

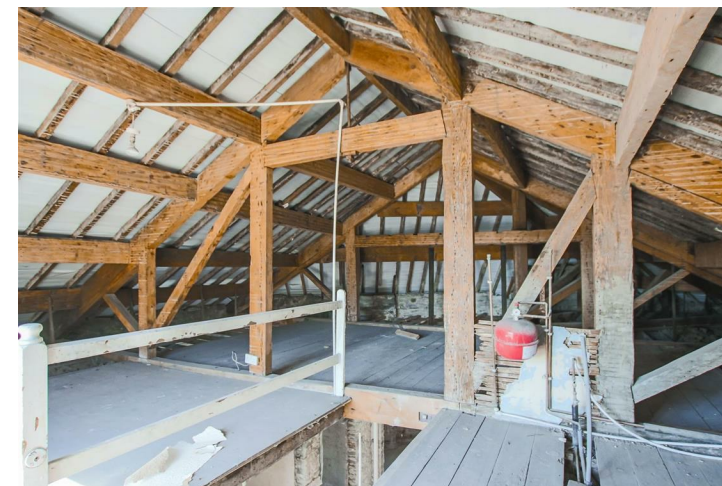
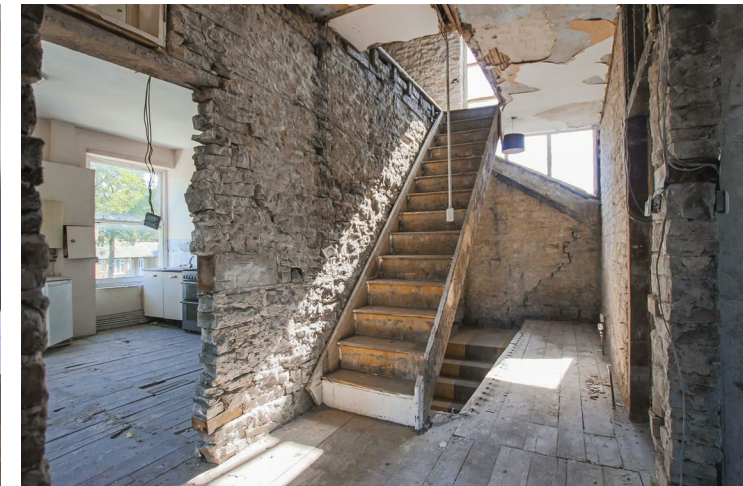
Bedroom Three

12'6 x 9'9 (3.81m x 2.97m)
Hardwood single glazed window, wood floor.

Second Floor

Attic

31'11 x 23'6 (9.73m x 7.16m)



Tel: 01706215618

www.keenans-estateagents.co.uk