



## Grange Park Way, Haslingden, BB4 4QL

### Offers Over £145,000

Keenans Estate Agents are delighted to introduce this two bedroom apartment to the sales market. Situated within the well sought-after area of Haslingden, within close proximity to local amenities, commuter links and schools.

Boasting contemporary accommodation and off road parking, the property is deceptively spacious and internally comprises briefly: entrance through to the entrance hallway providing access to two storage cupboards, two bedrooms, the bathroom and the lounge. From the lounge is access through to the extensive fitted kitchen. Externally is an allocated parking space.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

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## Offers Over £145,000



- Apartment
- Two Bedrooms
- Contemporary Features
- EPC Rating: C
- One Reception Room
- Recently Renovated Shower Room
- Leasehold
- Fitted Kitchen
- Allocated Parking Space
- Council Tax Band B

### Entrance Hallway

Hardwood front entrance door, central heating radiator, intercom, alarm box and doors to two storage cupboards, two bedrooms and the lounge.

### Bedroom One

14'10" x 9'10" (4.52 x 3)

UPVC double glazed window, central heating radiator and a fitted wardrobe.

### Bedroom Two

9'1" x 7'9" (2.77 x 2.36)

UPVC double glazed window and a central heating radiator.

### Shower Room

7'0" x 5'6" (2.13 x 1.68)

Recently installed three piece fitted suite comprising: walk in direct feed shower, dual flush WC, pedestal wash basin with mixer tap, PVC panelled elevations, extractor fan and central heating radiator.

### Reception Room

16'0" x 10'10" (4.88 x 3.3)

UPVC double glazed French doors, central heating radiator, television point and door to the kitchen.

### Kitchen

13'2" x 5'8" (4.01 x 1.73)

UPVC double glazed window, central heating radiator and is fitted with a range of wall and base units with granite effect work tops and complementary tiled splash backs, one and a half bowl sink, drainer and mixer tap, integrated oven with a four ring hob and extractor hood, fridge freezer and washing machine.

### External

### Rear

Allocated parking space.

