



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			82
(81-91) B			
(69-80) C			
(55-68) D		60	
(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.

Poplar Street, Haslingden, BB4 5LY

Offers Over £165,000

FANTASTIC FIRST TIME HOME

This deceptively spacious three bedroom mid terrace property is being proudly welcomed to the property market. Set over three floors and boasting ample living space, stunning open plan kitchen diner, two generously sized bedrooms and an attic room, this property would be perfect for a small family or couple looking for the perfect home. Or an investor looking to expand their portfolio. Situated on a popular street in Haslingden and only a short walk to local shops, amenities and bus routes to neighbouring towns. This property is not one to be missed!

The property comprises briefly; entrance via the vestibule into a welcoming reception room. The reception room has a door through to the second reception room and staircase to the first floor. The second reception room is open plan with the modern fitted kitchen a breakfast bar/island. The kitchen offers integrated appliances, plenty of light and a door to the rear. The first floor landing houses doors on to two generously sized bedrooms, three piece bathroom and door with staircase to the second floor. The second floor is an attic bedroom. Externally to the rear of the property is an enclosed flagged patio with artificial lawn and gate to the rear. The front of the property has an enclosed courtyard.

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 @keenansstateagents

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Offers Over £165,000

 3  1  2  D

- Tenure Leasehold
- On Street Parking
- Open Plan Kitchen With Living Space
- Close Proximity To Local Amenities
- Council Tax Band A
- Three Bedroom Mid Terraced Property
- Enclosed Rear Yard With Artificial Grass And Seating Area
- EPC Rating D
- Ideal First Time Buy With Viewing Essential
- Easy Access To Major commuter Routes

Ground Floor

Entrance

UPVC door to vestibule.

Vestibule

3' x 2'8 (0.91m x 0.81m)
Hard wood door to reception room one.

Reception Room One

13'5 x 10'6 (4.09m x 3.20m)
UPVC double glazed window, central heating radiator, gas fire with decorative surround, cornice coving, corbels, television point, stairs to first floor and door to reception room two.

Reception Room Two

13'7 x 13'3 (4.14m x 4.04m)
Central heating radiator, tiled flooring, door to under stairs storage and open access to kitchen.

Kitchen

12'11 x 7'11 (3.94m x 2.41m)
UPVC double glazed window, UPVC door to rear, two Velux windows, range of wall and base units, laminate work tops, single oven with four ring electric hob, glass splash back, extractor hood, composite sink and drainer with mixer tap, fridge and freezer, plumbed for washing machine, larder units, pan drawers, island with seating area, spotlights, part tiled elevation and tiled flooring.

First Floor

Landing

Doors to two bedrooms, shower room and door to stairs to second floor.

Bedroom One

13'3 x 10'9 (4.04m x 3.28m)
UPVC double glazed window, central heating radiator and storage.

Bedroom Two

11' x 8'9 (3.35m x 2.67m)
UPVC double glazed window, central heating radiator and coving.

Shower Room

8'3 x 5'8 (2.51m x 1.73m)
UPVC double glazed frosted window, central heating radiator, low level WC, vanity top wash basin with mixer tap, direct feed walk in shower, tiled elevation, tiled flooring and airing cupboard.

Second Floor

Attic Bedroom

16'9 x 13'5 (5.11m x 4.09m)
One Velux window and spotlights.

External

Rear

Enclosed yard with artificial grass and decked area.

Front

Enclosed courtyard.



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