



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			87
(81-91) B			
(69-80) C		67	
(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.

## Hillrise, Haslingden, BB4 6PH

### Offers Over £180,000

A NEUTRALLY FINISHED THREE-BEDROOM HOME IN A CONVENIENT LOCATION

Flowing internally with neutral decor and an abundance of natural light, this three-bedroom home is being welcomed to the property market. Ideally suited for a first time buyer or a small family, the property offers easy access to all local amenities, schools and major commuter routes towards Bury and Manchester.

The property comprises briefly, to the ground floor: entrance through the porch to a reception room with door leading to a kitchen/diner. The kitchen/diner has stairs leading to the first floor and door to a utility room. To the first floor is a landing with doors leading to three bedrooms and a three-piece bathroom suite. Externally the property has decking to the rear and bedding areas to the front.

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

# Hillrise, Haslingden, BB4 6PH

## Offers Over £180,000



- Tenure Leasehold
- On Street Parking
- Viewing Essential
- Close Proximity To Local Amenities
- Council Tax Band A
- Three Bedroom Townhouse Property
- Enclosed Decked Area To The Rear And Bedding Areas To The Front
- EPC Rating TBC
- Ideal First Time Buy Or For A Small Family
- Easy Access To Major Commuter Routes

### Ground Floor

#### Entrance

Via a UPVC door to porch.

#### Porch

6'4 x 4'6 (1.93m x 1.37m)

Central heating radiator, UPVC double glazed window, coving, spotlights, tiled flooring and door to reception room.

#### Reception Room

13'11 x 11' (4.24m x 3.35m)

UPVC double glazed window, central heating radiator, coving, television point, wood effect floor and door to kitchen/diner.

#### Kitchen/Diner

14'1 x 13'11 (4.29m x 4.24m)

UPVC double glazed window, central heating radiator, UPVC sliding door to utility, range of gloss wall and base units, laminate work tops, three door Belling oven and five ring gas hob, tiled splash back, stainless steel sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, spotlights, coving, wood effect floor and stairs to first floor.

#### Utility Room

7'1 x 6'4 (2.16m x 1.93m)

Two UPVC double glazed windows, UPVC door to rear, range of gloss wall and base units, laminate work tops, space for a dryer, space for a fridge, coving, spotlights and wood effect floor.

### First Floor

#### Landing

Coving, loft access, doors to three bedrooms and bathroom.

#### Bedroom One

14'3 x 8'4 (4.34m x 2.54m)

UPVC double glazed window, central heating radiator and coving.

#### Bedroom Two

10'11 x 8'3 (3.33m x 2.51m)

UPVC double glazed window, central heating radiator and coving.

#### Bedroom Three

7'1 x 5'1 (2.16m x 1.55m)

UPVC double glazed window, central heating radiator, coving and wood effect flooring.

#### Bathroom

7'7 x 4'11 (2.31m x 1.50m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and electric feed shower, coving, spotlights, wood effect floor and tiled elevation.

### External

#### Rear

Enclosed decking and stone steps to back door.

### Front

Stone chippings, paved patio and stone steps.



Tel: 01706215618

www.keenans-estateagents.co.uk