



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.



## Grane Street, Haslingden, BB4 5NB

### £150,000

THE PERFECT FIRST TIME HOME OR RENTAL INVESTMENT

Keenans are proud to bring to the market this three bedroom home in Haslingden. Boasting bright interiors, spacious rooms throughout and a modern three piece bathroom suite, this home would be perfect for a first time buyer. The property is situated just a short distance from local amenities, close to well regarded schools and has easy access to major commuter routes to Ramsbottom, bury and Manchester.

Comprising briefly, to the ground floor; entrance to a welcoming vestibule which has a door providing access to the dining room. The dining room has double doors leading to the reception room. The reception room has doors providing access to the inner hall and to the kitchen. The inner hallway has stairs leading to the first floor. To the first floor there is a landing with doors providing access to the three good sized bedrooms and a three piece bathroom. Externally, to the front of the property there is an enclosed yard with a gate to a shared access road. To the front of the property, there is an enclosed garden with mature shrubbery.

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

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			
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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- Tenure TBC
- On Street Parking
- Fitted Kitchen
- Close Proximity To Amenities
- Council Tax Band A
- Three Bedroom mid Terraced Property
- Ideal Family Home
- EPC TBC
- Three Piece Bathroom Suite
- Easy Access To Major Network Links

## Ground Floor

Enclosed garden and mature shrubs.

### Entrance

Via a composite front door to vestibule.

### Vestibule

4'1 x 3'9 (1.24m x 1.14m)

Door to dining room.

### Dining Room

15'8 x 11'1 (4.78m x 3.38m)

UPVC double glazed window, central heating radiator, television point, coving, gas fire and doors to living room.

### Living Room

16' x 15'9 (4.88m x 4.80m)

UPVC double glazed window, central heating radiator, coving, television point, doors to inner hall, kitchen and under stairs storage.

### Kitchen

8'11 x 6'10 (2.72m x 2.08m)

UPVC double glazed window, wall and base units, ceramic work top, stainless steel sink and drainer with mixer tap, double oven, four ring gas hob, fridge freezer, plumbed for washing machine, spotlights, PVC elevation, laminate floor and UPVC double glazed door to rear yard.

## First Floor

### Landing

15'9 x 5'2 (4.80m x 1.57m)

Access to attic, smoke alarm, doors to three bedrooms and bathroom.

### Bedroom One

15'5 x 11'4 (4.70m x 3.45m)

UPVC double glazed window, central heating radiator and coving.

### Bedroom Two

10'8 x 7'10 (3.25m x 2.39m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

10'3 x 7'5 (3.12m x 2.26m)

UPVC double glazed window, central heating radiator and boiler cupboard.

### Bathroom

6'8 x 5'9 (2.03m x 1.75m)

Central heating radiator, three piece suite, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, tiled elevation, laminate floor, spotlights and extractor fan.

## External

### Rear

Enclosed yard and gate to shared access road.

### Front



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