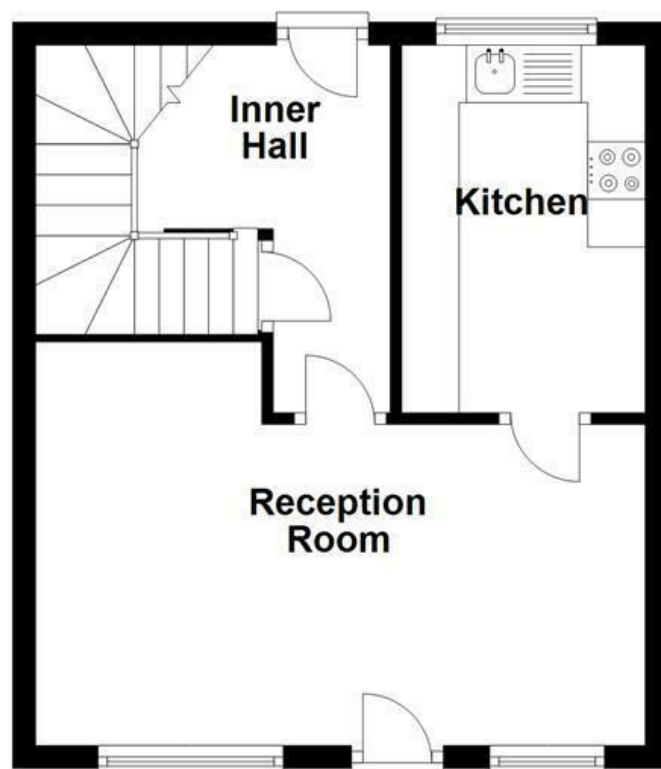
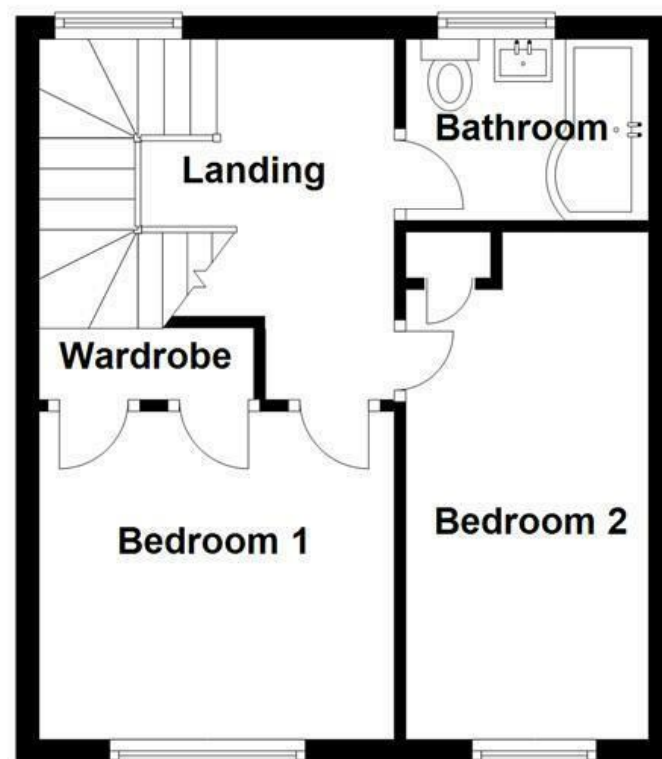


Ground Floor



First Floor



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			86
(81-91) B			
(69-80) C		70	
(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.

Hargreaves Street, Haslingden, BB4 5RQ

£120,000

A FANTASTIC FIRST TIME HOME OR INVESTMENT OPPORTUNITY

Keenans are proud to bring to the market this deceptively spacious two bedroom end terrace home. Boasting a bright and airy open plan reception room, fitted kitchen, two double bedrooms and a modern three piece bathroom suite. As well as having an enclosed rear garden. This property would be perfectly suited to an investor looking to expand their portfolio or a couple looking for their first home! It is a fantastic home not to be missed!

The property comprises briefly; entrance into a welcoming reception room that has doors through to the kitchen and the inner hall. The inner hall has a door to the rear garden, storage and staircase to the first floor. The first floor landing comprises of doors on to two double bedrooms, three piece bathroom and storage. Externally to the rear of the property is an enclosed yard with decking area. The front of the property has an enclosed courtyard.

View early to avoid disappointment! Contact our Rosendale 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 @keenansstateagents

Hargreaves Street, Haslingden, BB4 5RQ

£120,000



- Tenure Freehold
- Council Tax Band A
- EPC Rating C
- On Street Parking
- Spacious Two Bedroom End Terraced Property
- Ideal Investment Opportunity Or First Time Buy
- Fitted Kitchen And Three Piece Bathroom suite
- Enclosed Rear Yard
- Easy Access To Major Commuter Routes
- Close Proximity To Local Amenities

Ground Floor

Entrance

Via a UPVC door to reception room.

Reception Room

17'5 x 11'6 (5.31m x 3.51m)

Two UPVC double glazed windows, two central heating radiators, coving, television point, wall mounted electric fire, wood effect flooring, door to kitchen and door to inner hall.

Kitchen

10'6 x 6'11 (3.20m x 2.11m)

UPVC double glazed window, central heating radiator, wood panelled wall and base units, laminate work tops, single oven, four ring gas hob, tiled splash back, extractor fan, stainless steel sink and drainer with mixer tap, space for fridge freezer, plumbed for washing machine, part tiled elevation, spotlights and laminate flooring.

Inner Hall

10'7 x 2'5 (3.23m x 0.74m)

Wood effect flooring, door to storage, UPVC door to rear and stairs to first floor.

First Floor

Landing

UPVC double glazed stained glass window, wood effect flooring, doors to two bedrooms, bathroom and storage.

Bedroom One

9'10 x 9'9 (3.00m x 2.97m)

UPVC double glazed window, central heating radiator, television point, wood effect flooring and fitted wardrobes.

Bedroom Two

14'6 x 6'11 (4.42m x 2.11m)

UPVC double glazed window, central heating radiator, spotlights, storage and loft access.

Bathroom

6'11 x 5'5 (2.11m x 1.65m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, P shaped panelled bath with overhead rainfall shower and rinse head, tiled elevation, coving and laminate flooring.

External

Rear

Enclosed rear yard with decking area.

Front

Enclosed courtyard.



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