



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	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
64	

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.

## Sunnybank Street, Haslingden, BB4 5DQ

### Offers Over £115,000

A PERFECT INVESTMENT OPPORTUNITY

This two bedroom mid terrace property is being welcomed to the market in the sought after area of Haslingden. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes. This property is ideally suited to a rental investor or first time buyer looking to put their personal stamp on for a long term home.

Comprising briefly, to the ground floor; entrance via the hallway which has doors leading into both reception rooms and stairs to the first floor. The second reception room flows internally into the kitchen which leads out to the rear. To the first floor is a landing to two bedrooms and a family bathroom. Externally, to the rear is an enclosed yard with a gate to a shared access road.

For further information or to arrange a viewing please contact our Rossendale team at your earliest convenience. To preview properties coming to the market with Keenans please follow our social media Facebook: Keenans Estate Agents and Instagram: @keenans.ea



# Sunnybank Street, Haslingden, BB4 5DQ

## Offers Over £115,000



- Mid Terraced Property
- Spacious Interiors
- Enclosed Yard to Rear
- EPC Rating D
- Two Bedrooms
- Blank Canvas
- Tenure Leasehold
- Three Piece Bathroom
- Ideal Investment Opportunity
- Council Tax Band A

### Ground Floor

#### Entrance Vestibule

3'8 x 3'6 (1.12m x 1.07m)  
Hardwood front door and door to hall.

#### Hall

11'5 x 3'10 (3.48m x 1.17m)  
Central heating radiator, laminate flooring, doors leading to two reception rooms and stairs to first floor.

#### Reception Room One

12'10 x 9'11 (3.91m x 3.02m)  
UPVC double glazed window, central heating radiator and gas fire.

#### Reception Room Two

14'6 x 14'1 (4.42m x 4.29m)  
UPVC double glazed window, central heating radiator, gas fire, laminate flooring, door to stairs to cellar and door to kitchen.

#### Kitchen

13'4 x 8 (4.06m x 2.44m)  
UPVC double glazed window, central heating radiator, mix of wall and base units, laminate worktops, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, tiled splashbacks, space for fridge freezer and dishwasher, plumbing for washing machine, laminate flooring and UPVC double glazed frosted door to rear.

### First Floor

#### Landing

Doors leading to two bedrooms and bathroom.

#### Bedroom One

14 x 12'2 (4.27m x 3.71m)  
UPVC double glazed window, central heating radiator and over stairs storage.

#### Bedroom Two

14'9 x 8'9 (4.50m x 2.67m)  
UPVC double glazed window, central heating radiator and fitted wardrobes.

#### Bathroom

11'3 x 4'11 (3.43m x 1.50m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and overhead electric feed shower, part tiled elevations and vinyl flooring.

### Exterior

#### Rear

Enclosed yard.



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