



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			85
(81-91) B			
(69-80) C			
(55-68) D		53	
(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.

Grane Road, Haslingden, BB4 4PB

Offers Over £225,000

Welcome to this charming property located on Grane Road in the picturesque town of Haslingden, Rossendale. This delightful house boasts one reception room, three bedrooms, and a bathroom. Situated in a prime location, this property offers easy access to all local amenities, including shops, restaurants, and leisure facilities. With well-regarded schools nearby, it is an ideal choice for families looking to settle in a welcoming community. Additionally, major commuter routes are within reach, ensuring convenient travel options for those who need to commute for work.

Comprising briefly, to the ground floor; entrance via the hallway which has doors to the kitchen and the reception room. The kitchen has a door to the side of the property. To the first floor is a landing to three bedrooms and a bathroom. Externally, the property boasts well-matured gardens with paved patio paths leading to the doorway and around the side of the property.

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

Grane Road, Haslingden, BB4 4PB

Offers Over £225,000



- Tenure Freehold
- Council Tax Band C
- EPC Rating E
- On Street Parking
- Spacious Three Bedroom Semi Detached Property With Viewing Essential
- Potential For An Ideal Family Home
- Stunning Gardens To The Front And Rear Of The Property
- Picturesque Views
- Easy Access To Major Commuter Routes
- Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC double glazed door to hallway.

Hallway

7'6" x 5'10" (2.29m x 1.78m)

Central heating radiator, doors to kitchen, reception room and stairs to first floor.

Reception Room

20'1" x 12'5" (6.12m x 3.78m)

UPVC double glazed bay window, central heating radiator and combi boiler/tiled surround.

Kitchen

11'11" x 8'3" (3.63m x 2.51m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate work tops, stainless steel sink and drainer with mixer tap, door to side elevation, part tiled elevation and vinyl flooring.

First Floor

Landing

Doors to three bedrooms and bathroom.

Bedroom One

13'3" x 11'4" (4.04m x 3.45m)

UPVC double glazed window and central heating radiator.

Bedroom Two

12'6" x 8'2" (3.81m x 2.49m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Three

7'7" x 5'11" (2.31m x 1.80m)

UPVC double glazed window and central heating radiator.

Shower Room

6' x 5'2" (1.83m x 1.57m)

UPVC double glazed frosted window, central heating towel rail, pedestal wash basin with mixer tap, low level WC, double direct feed shower, fitted storage and tiled elevation.

External

Rear

Tiered bedding areas, mature shrubs and gravelled areas.

Front

Laid to lawn garden, mature shrubs and path to front door.



Tel: 01706215618

www.keenans-estateagents.co.uk