



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			
(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	

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Haslingden Old Road, Rossendale, BB4 8RS

£360,000

ENVIABLE SEMI DETACHED FAMILY HOME

Welcome to this stunning six bedroom family home located on Haslingden Old Road in Rossendale. This beautiful semi detached home boasts original features throughout, adding character and charm to the property. The property is ideally suited to a growing family wanting their long term base in a perfect location in Rossendale, in close proximity to all local amenities and walking distance to brilliant schools and the local market.

As you step inside, you enter via the hallway which has doors to two spacious reception rooms, downstairs WC and the utility as well as the stairs to the first floor. The reception rooms are perfect for entertaining guests or simply relaxing with your family. The utility leads directly through to the kitchen with a door to the side of the property. The property offers six generously sized bedrooms, providing ample space for a growing family or for those who enjoy having extra rooms for guests, as well as a family bathroom and a freestanding feature bath in the main bedroom. With two bathrooms, busy mornings will no longer be a hassle. The property's spacious interiors create a comfortable and inviting atmosphere, making it the perfect place to call home. One of the highlights of this property is the breath-taking views across the surrounding countryside. Located in a perfect spot for families, Whitaker Park is directly behind the property, providing a convenient and beautiful outdoor space for children to play and for families to relax.

Don't miss out on the opportunity to own this wonderful family home with its perfect blend of original features, spacious interiors, and idyllic location. Contact our Rawtenstall office today to arrange a viewing and make this dream home a reality. Follow our social media pages Facebook Keenans Estate Agents and Instagram @keenans.ea for sneak peak previews of properties coming to the market.

Haslingden Old Road, Rossendale, BB4 8RS

£360,000



- Impressive Semi Detached Property
- Bursting with Character
- Off Road Parking and Garage
- EPC Rating TBC
- Six Bedrooms
- Original Features
- Tenure Freehold
- Four Piece Bathroom
- Spacious Interiors Throughout
- Council Tax Band D

Ground Floor

Entrance Hall

14'11 x 8'7 (4.55m x 2.62m)

Hardwood double glazed frosted front door, central heating radiator, doors leading to WC, storage, two reception rooms, utility and stairs to first floor.

WC

4'9 x 2'11 (1.45m x 0.89m)

Hardwood double glazed stained glass window, traditional high level WC and tiled flooring.

Reception Room One

14'4 x 10 (4.37m x 3.05m)

UPVC double glazed window, central heating radiator, picture rail, television point and multifuel log burner.

Reception Room Two

15'1 x 13 (4.60m x 3.96m)

Central heating radiator, two feature wall lights, coving to ceiling, television point, living flame gas fire with stone surround and open access to dining area.

Dining Area

9 x 6'9 (2.74m x 2.06m)

Central heating radiator, coving to ceiling, door to kitchen and bi-folding doors to rear.

Kitchen

15'2 x 11'5 (4.62m x 3.48m)

Two hardwood double glazed windows, coving to ceiling, mix of wall and base units, granite worktops, Belfast sink with high spout mixer tap, tiled splashbacks, space for range cooker, fridge freezer and dishwasher, breakfast bar, wood effect laminate flooring and door to utility.

Utility

12'11 x 8'3 (3.94m x 2.51m)

Central heating radiator, stainless steel sink and drainer with mixer tap, plumbing for washing machine and dryer, boiler, tiled flooring and door out to side elevation.

First Floor

Landing

Doors leading to six bedrooms and bathroom.

Bedroom One

21'3 x 12'3 (6.48m x 3.73m)

Central heating radiator, two feature wall lights, television point, fitted wardrobes, freestanding roll top bath with mixer tap, part tiled elevations, parquet wood effect flooring and door to Juliet balcony.

Bedroom Two

11'10 x 10 (3.61m x 3.05m)

Hardwood double glazed window, central heating radiator, ceiling rose, picture rail and storage cupboard.

Bedroom Three

15'3 x 9'3 (4.65m x 2.82m)

Two hardwood double glazed window, Velux window and central heating radiator.

Bedroom Four

11'8 x 8'8 (3.56m x 2.64m)

Hardwood double glazed window and central heating radiator.

Bedroom Five

11'5 x 8'2 (3.48m x 2.49m)

Hardwood double glazed window and central heating radiator.

Bedroom Six

12 x 6'5 (3.66m x 1.96m)

Hardwood double glazed window, central heating radiator and wood effect laminate flooring.

Bathroom

9 x 7'11 (2.74m x 2.41m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, double direct feed shower enclosed, freestanding roll top claw foot bath with mixer tap and direct feed shower, part tiled elevations and original wood flooring.

Exterior

Rear

Enclosed garden with laid to lawn, paved patio area and mature shrubbery.

Front

Mature shrubbery, off road parking and access to garage.



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