



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			80
(69-80) C			
(55-68) D		56	
(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.

The Crescent, Haslingden, BB4 6PR

£279,950

SPACIOUS DEMI DETACHED PROPERTY

Nestled in the heart of a popular area of Haslingden, this traditionally styled, three bedroom semi-detached property is being welcomed to the property market. The perfect home for a growing family, this property is a complete blank canvas and boasts spacious interiors throughout and a fantastic outdoor space. Situated conveniently close to local amenities, primary schools, and commuter routes into Rossendale town centre, Burnley, Rawtenstall and Bury.

The property briefly comprises; entrance into the hallway which provides access to two reception rooms and stairs to the first floor. The second reception room leads to an inner hallway, containing access to the third bedroom, a wet room, kitchen and door leading to the front exterior. The first floor landing has access to two bedrooms and a family bathroom. The front exterior has laid to lawn garden, paved patio, mature shrubbery and trees.

For further information or to arrange a viewing, please contact our Rawtenstall team at your earliest convenience.

The Crescent, Haslingden, BB4 6PR

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- Spacious Semi Detached Property
- Contemporary Fitted Kitchen
- Impressive Outdoor Area
- EPC Rating TBC
- Three Bedrooms
- Complete Blank Canvas
- Tenure Freehold
- Two Bathrooms
- Traditional Features
- Council Tax Band C

Ground Floor

Entrance Hallway

17'9 x 3'6 (5.41m x 1.07m)

Hardwood single glazed front door, central heating radiator, coving, picture rail, doors leading to two reception rooms and stairs to first floor.

Reception Room One

13'9 x 11'9 (4.19m x 3.58m)

Hardwood double glazed window, central heating radiator, coving, ceiling rose, picture rail and gas fire.

Reception Room Two

15'4 x 14'4 (4.67m x 4.37m)

Hardwood double glazed window, central heating radiator, cast iron fire, wood mantle, cornice coving, ceiling rose, picture rail, doors leading to understairs storage and inner hall.

Inner Hall

8'8 x 6'9 (2.64m x 2.06m)

Central heating radiator, coving, ceiling rose, doors leading to bedroom three, wet room, kitchen and rear.

Bedroom Three

11'7 x 8'4 (3.53m x 2.54m)

UPVC double glazed window, central heating radiator, cornice coving, ceiling rose and fitted wardrobe.

Wet Room

7'8 x 5 (2.34m x 1.52m)

Hardwood double glazed window, central heating radiator, pedestal wash basin with traditional taps, low base WC, direct feed shower, part tiled and lino flooring.

Kitchen

12 x 7'10 (3.66m x 2.39m)

Two UPVC double glazed windows, central heating radiator, mix of wall and base units, granite effect worktops, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with four ring induction hob, integrated fridge freezer dishwasher and washing machine, spotlights and lino flooring.

First Floor

Landing

15'10 x 5'6 (4.83m x 1.68m)

Hardwood double glazed window, loft access, coving, picture rail, doors leading to two bedrooms and bathroom.

Bedroom One

13'2 x 11'10 (4.01m x 3.61m)

Two UPVC double glazed windows, central heating radiator, coving, storage cupboard and wood flooring.

Bedroom Two

13'5 x 10'6 (4.09m x 3.20m)

Hardwood double glazed window, central heating radiator, coving and picture rail.

Bathroom

13'4 x 5'11 (4.06m x 1.80m)

UPVC double glazed window, central heating radiator, three piece suite, panel bath with traditional taps and direct feed shower, low base WC, pedestal wash basin with traditional taps, part tiled and wood effect flooring.

Attic Room

21'1 x 11'11 (6.43m x 3.63m)

Exterior

Front

Laid to lawn garden, mature shrubs and trees, two ponds and bedding area.

