



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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Grasmere Road, Haslingden, BB4 6LS

£250,000

SEMI DETACHED DORMER BUNGALOW SITUATED ON A CORNER PLOT

Nestled in the charming Grasmere Road of Haslingden, Rossendale, stands this delightful three bedroom bungalow. Bursting with potential, this property presents a unique opportunity for you to create the home of your dreams. Whether you are looking to relax in the peaceful surroundings or entertain guests while taking in the beautiful views, this bungalow offers the perfect canvas for you to make it your own.

One of the standout features of this property is the size of its corner plot, providing ample space and privacy for you to enjoy. The detached garage and double driveway not only offer convenience but also add to the overall appeal of this lovely home. Situated in a sought-after location, in close proximity to all local amenities, well regarded schools and major commuter routes. This property boasts stunning views across the surrounding countryside, offering a tranquil and picturesque setting.

Comprising briefly, entrance via the porch which has a door leading directly into the hallway with doors leading to two bedrooms, reception room, shower room and kitchen/dining area. The reception room has stairs to the third bedroom and ample eaves space. The dining room provides access out to the rear garden where you will find a detached garage and double driveway with wraparound gardens.

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

Grasmere Road, Haslingden, BB4 6LS

£250,000



- Spacious Semi Detached Dormer Bungalow
- Fitted Dining Kitchen
- Off Road Parking and Detached Garage
- EPC Rating TBC
- Three Bedrooms
- Bursting with Potential
- Tenure Freehold
- Three Piece Modern Shower Room
- Wraparound Gardens
- Council Tax Band C

Ground Floor

Entrance Porch

6'1 x 3'1 (1.85m x 0.94m)

UPVC double glazed front door, tiled flooring and door to hallway.

Hallway

10'9 x 9'9 (3.28m x 2.97m)

Central heating radiator, doors leading to reception room, kitchen, two bedrooms and shower room.

Reception Room

18'8 x 13'10 (5.69m x 4.22m)

UPVC double glazed window, central heating radiator, television point, gas fire with marble surround and stairs to first floor.

Kitchen

11'7 x 9'9 (3.53m x 2.97m)

UPVC double glazed window, central heating radiator, mix of wall and base units, laminate worktops, composite one and a half bowl sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, tiled splashbacks, plumbing for washing machine, tiled effect laminate flooring and open access to dining room.

Dining Room

10'2 x 9'10 (3.10m x 3.00m)

UPVC double glazed window, central heating radiator and UPVC double glazed frosted door to rear.

Bedroom One

13'7 x 12'4 (4.14m x 3.76m)

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

Bedroom Two

10'5 x 8'4 (3.18m x 2.54m)

UPVC double glazed window and central heating radiator.

Shower Room

7'7 x 5 (2.31m x 1.52m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, double direct feed shower, fully tiled elevations, spotlights and tiled flooring.

First Floor

Bedroom Three

11'1 x 10 (3.38m x 3.05m)

UPVC double glazed window, central heating radiator and eaves storage.

Exterior

Wraparound garden with gravel chippings, bedding areas, off road parking and access to detached garage.



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