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Plan produced using PlanUp.



Laneside Close, Haslingden, BB4 6TW

£165,000

BEAUTIFULLY PRESENTED MID TERRACED FAMILY HOME WITH NO CHAIN DELAY

Welcome to Laneside Close, Haslingden - a charming location for this immaculate mid terraced property. This home has been updated and maintained to the highest standard throughout. Boasting a spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones. The contemporary fitted kitchen offers both style and functionality. With two spacious bedrooms, there is plenty of room for the whole family to unwind and recharge. The tranquillity of the stunning countryside surroundings combined with the modern interior design make this house a true gem. Located in close proximity to well regarded primary and secondary schools, local amenities and only a five minute drive away from the ever-popular Rawtenstall town centre.

Comprising briefly, to the ground floor; entrance via the porch which flows through to the hallway. The hallway provides access to the contemporary fitted kitchen, reception room and has a staircase to the first floor. The reception room has access to a fantastic garden room which leads out to the rear garden. The first floor landing has doors leading to two bedrooms and a three piece family shower room. Externally, to the rear of the property is an enclosed garden with paved patio area, laid to lawn garden and is privatised by mature shrubbery and trees. The front of the property has stone steps leading down to the front entrance with bedding areas surrounding and on street parking. There is also a dedicated parking space just around the corner.

Don't miss out on the opportunity to make this house your home - book a viewing today and experience the beauty and comfort that this property has to offer. For further information or to arrange a viewing please contact our Rawtenstall branch at your earliest convenience.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D		48	
(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.

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- Immaculate Mid Terraced Property
- Contemporary Fitted Dining Kitchen
- Well Maintained Rear Garden
- EPC Rating E
- Two Bedrooms
- Neutral Decoration Throughout
- Tenure Leasehold
- Three Piece Shower Room
- Stunning Countryside Views
- Council Tax Band B

Ground Floor

Entrance Porch

4'8 x 3'8 (1.42m x 1.12m)

UPVC double glazed frosted front door, central heating radiator, coving to ceiling, wood effect laminate flooring, and hardwood single glazed door to hallway.

Hallway

10'9 x 3 (3.28m x 0.91m)

Central heating radiator, coving to ceiling, wood effect laminate flooring, doors leading to kitchen/dining area, reception room and stairs to first floor.

Kitchen/Dining Area

10'9 x 10'8 (3.28m x 3.25m)

UPVC double glazed window, central heating radiator, range of wall and base units, marble effect laminate worktops, stainless steel sink and drainer with mixer tap, tiled splashbacks, integrated Beko electric oven with four ring electric hob and extractor hood, space for fridge freezer, understairs storage and tiled effect lino flooring.

Reception Room

13'11 x 10'8 (4.24m x 3.25m)

Central heating radiator, two feature wall lights, television point and UPVC double glazed sliding door to garden room.

Garden Room

11'4 x 3'11 (3.45m x 1.19m)

UPVC double glazed windows, tiled flooring and UPVC double glazed door to rear.

First Floor

Landing

6'4 x 5'11 (1.93m x 1.80m)

Central heating radiator, loft access, coving to ceiling, doors leading to two bedrooms and shower room.

Bedroom One

13'11 x 10'5 (4.24m x 3.18m)

UPVC double glazed window, central heating radiator and decorative coving to ceiling.

Bedroom Two

7'9 x 7'3 (2.36m x 2.21m)

UPVC double glazed window, central heating radiator, decorative coving to ceiling and door to over stairs storage.

Shower Room

6'4 x 4'8 (1.93m x 1.42m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, electric feed shower enclosed, fully tiled elevations, extractor fan and tiled effect lino flooring.

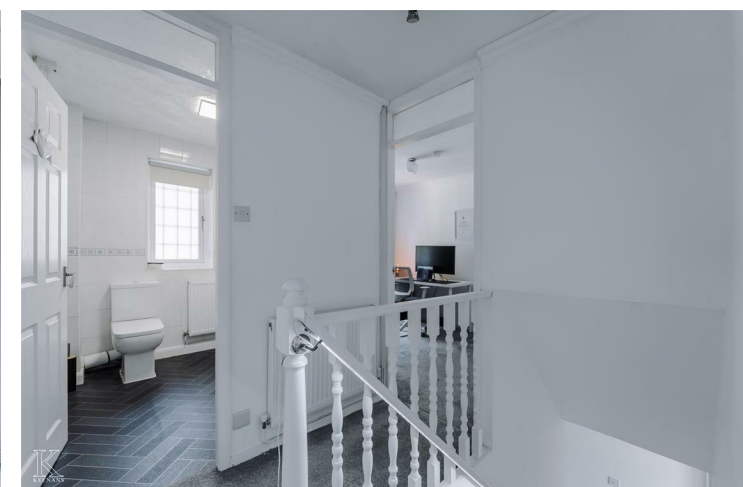
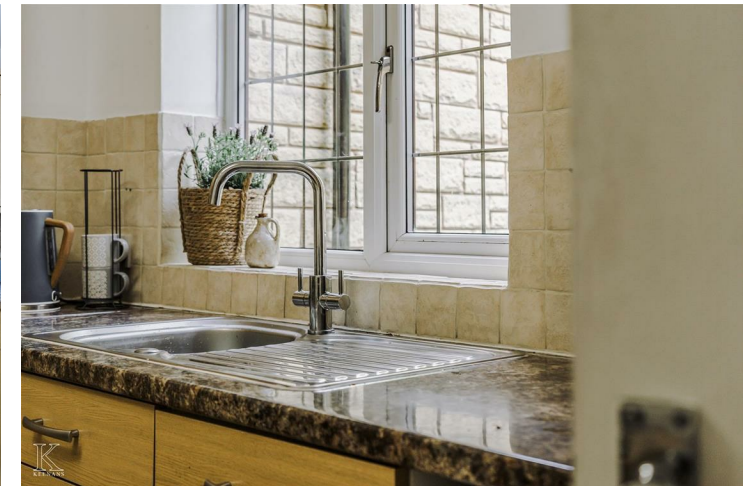
Exterior

Rear

Enclosed garden with laid to lawn, flagged patio, mature shrubbery and trees.

Front

Stone steps to entrance, bedding areas and on street parking.



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