



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			79
(69-80) C			
(55-68) D		59	
(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 4AT

Offers Over £400,000

SEMI DETACHED DORMER BUNGALOW BURSTING WITH CHARACTER

Welcome to this charming property located on Grane Road in the picturesque town of Haslingden, Rossendale. This delightful house offers stunning views across Musbury Tor, providing a tranquil and scenic backdrop to your everyday life. A semi-detached dormer style bungalow that exudes warmth and character. The high quality finishing touches throughout the property add elegance and style, making it a truly inviting space to call home. The property also boasts a fantastic cellar which has the potential to be converted into extra living space. Convenience is key with major commuter routes right on your doorstep, ensuring easy access to wherever your daily adventures may take you. Whether you're heading to work or exploring the beautiful surroundings, getting around will be a breeze.

With ample space for a small or growing family, this property offers the perfect setting to create lasting memories. Don't miss out on the opportunity to make this house your home and experience the best of what Haslingden has to offer. Book a viewing today and start envisioning the life you could lead in this wonderful 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 Facebook: Keenans Estate Agents and Instagram @keenans.ea

Grane Road, Haslingden, BB4 4AT

Offers Over £400,000



- Impressive Semi Detached Dormer Bungalow
- Open Plan Contemporary Kitchen
- Immaculate Rear Garden with Stunning Views
- EPC Rating D
- Two Bedrooms
- Bursting with Character
- Tenure Freehold
- Two Bathrooms
- Fantastic Cellar Space
- Council Tax Band D

Ground Floor

Entrance Hall

UPVC double glazed front door, central heating radiator, doors leading to reception room, kitchen/dining area, shower room, bedroom two, dressing room and stairs to lower ground floor.

Reception Room

15'2 x 12'2 (4.62m x 3.71m)

UPVC double glazed box bay window, UPVC double glazed window, central heating radiator, television point, original fireplace with tiled ornate surround and wooden mantel.

Kitchen/Dining Area

25'4 x 19'2 (7.72m x 5.84m)

Three UPVC double glazed windows, two skylight windows, central heating radiator, mix of wall and base units with wooden worktops, Belfast sink and drainer with mixer tap, tiled splashbacks, space for range cooker, integrated extractor hood, integrated fridge freezer and dishwasher, L-shaped island with built-in seating, spotlights, tiled flooring with underfloor heating, open to lounge area, composite double glazed door to side elevation, UPVC double glazed sliding doors to Juliet balcony and UPVC double glazed French doors to balcony.

Shower Room

9'4 x 8'5 (2.84m x 2.57m)

UPVC double glazed frosted window, central heating radiator, double direct feed shower enclosed, dual flush WC, vanity top wash basin with mixer tap, part tiled elevations and tiled flooring.

Bedroom Two

12'5 x 11'4 (3.78m x 3.45m)

UPVC double glazed window, central heating radiator and original brick fireplace.

Dressing Room

11'3 x 7'0 (3.43m x 2.13m)

UPVC double glazed window, central heating radiator, fitted wardrobes and stairs to first floor.

Lower Ground Floor

Playroom

14'0 x 8'5 (4.27m x 2.57m)

Central heating radiator, wood effect laminate flooring and door to inner hall.

Inner Hall

Open access to storage and cellar room one.

Cellar Room One

Power, lighting, plumbing for washing machine and open access to cellar room two.

Cellar Room Two

9'0 x 7'8 (2.74m x 2.34m)

Power and lighting.

First Floor

Bedroom One

15'9 x 15'4 (4.80m x 4.67m)

Two UPVC double glazed windows, central heating radiator, exposed beam, fitted wardrobes, access to eave storage door to en suite.

En Suite

14'7 x 11'3 (4.45m x 3.43m)

UPVC double glazed window, central heated towel rail, freestanding bath with mixer tap and rinse head, double direct feed shower, dual flush WC, his and hers vanity top wash basins with mixer taps, part tiled elevations, part wood cladding, spotlights and tiled flooring.

Exterior

Rear

Enclosed garden with laid to lawn and paved patio.

Front

Off road parking.

