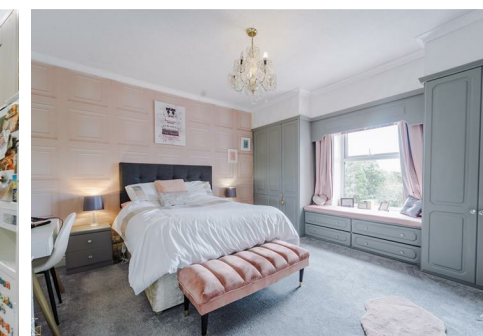




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
72	

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 4PB

£185,000

A DECEPTIVELY SPACIOUS AND BEAUTIFULLY PRESENTED TWO BEDROOM HOME

Welcome to this charming property located on Grane Road in the sought-after area of Rossendale. This immaculate and deceptively spacious mid-terrace house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two cosy bedrooms, this property offers a comfortable living space for a small family or those looking for a peaceful retreat. The stunning four-piece bathroom adds a touch of luxury to this lovely home, providing a tranquil space to unwind after a long day. Situated in a sought-after location, this property not only offers a beautiful living space but also the convenience of being close to local amenities and transport links. This property on Grane Road is sure to capture your heart.

The property comprises briefly; entrance via the vestibule into a welcoming reception room that has a door to the inner hall. The inner hall has a door to the second reception room and staircase to the first floor. The second reception room is open plan with the modern fitted kitchen and has a door to the rear and understairs storage. The first floor landing houses doors on to two generously sized bedrooms and a stunning four piece bathroom suite. Externally to the rear is an enclosed yard with decking area. The front of the property has an enclosed courtyard. The Kitchen and bathroom both have the added benefit of underfloor heating.

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Grane Road, Haslingden, BB4 4PB

£185,000



- Tenure Leasehold
- On Street Parking
- Four Piece Bathroom Suite
- Easy Access To Major Commuter Routes
- Council Tax Band B
- Mid Terraced Property
- Ideal Home For A Couple Or Small Family
- EPC Rating C
- Two Double Bedrooms
- Enclosed Decked Rear Yard

Ground Floor

Entrance

Composite door to vestibule.

Vestibule

3'11 x 3'5 (1.19m x 1.04m)
Dado rail, laminate floor and door to reception room one.

Reception Room One

14'3 x 13'11 (4.34m x 4.24m)
UPVC triple glazed window, central heating radiator, coving, ceiling rose, parquet flooring (under carpet), fireplace with stone surround and door to inner hall.

Inner Hall

Stairs to first floor and door to reception room two.

Reception Room Two

13'11 x 8'9 (4.24m x 2.67m)
Hard wood door to rear, central heating radiator, electric fire, coving, tile floor, open access to kitchen and door to under stairs storage.

Kitchen

10'8 x 8'6 (3.25m x 2.59m)
Two UPVC double glazed windows, range of wall and base units, granite work tops, double oven and microwave in a high rise unit, five ring gas hob, granite splash back, extractor hood, inset composite sink and drainer with mixer tap, plumbed for washing machine, dish washer, space for fridge freezer, pan drawers, spotlights, part tiled elevation, tiled floor and under floor heating.

First Floor

Landing

12'2 x 4'1 (3.71m x 1.24m)
Central heating radiator, loft access, doors to two bedrooms and bathroom.

Bedroom One

14'5 x 13'4 (4.39m x 4.06m)
UPVC double glazed window, central heating radiator, coving, fitted storage and television point.

Bedroom Two

10'1 x 8'10 (3.07m x 2.69m)
UPVC double glazed window, central heating radiator, coving and storage.

Bathroom

10'10 x 8'1 (3.30m x 2.46m)
UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, free standing double bath with mixer tap and rinse head, enclosed direct feed rainfall shower and rinse head, spotlights, part tiled elevation, tiled floor with under floor heating, and door to airing cupboard with boiler.

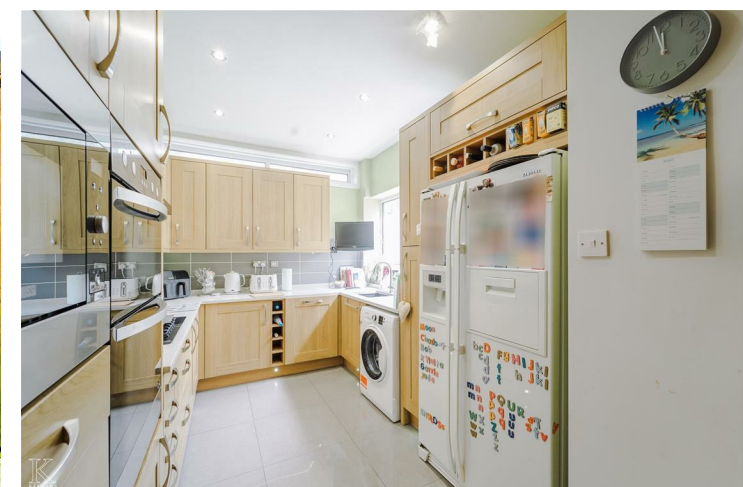
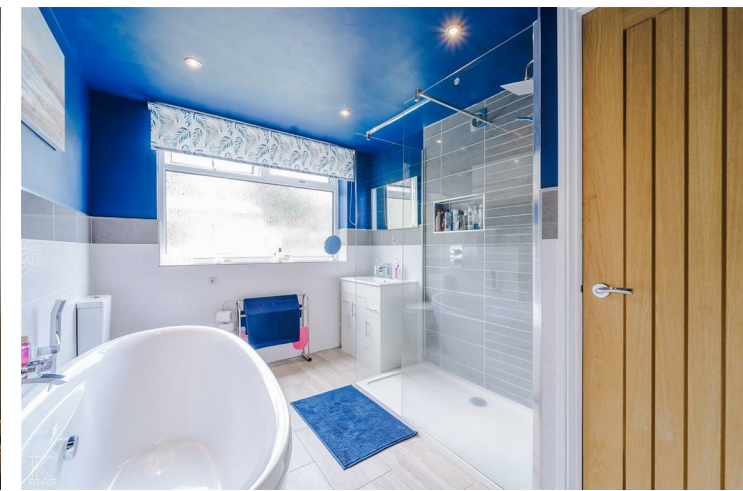
External

Rear

Steps leading to gate to rear and decking area.

Front

Enclosed yard.



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