

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	

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.

## Fields Road, Haslingden, BB4 6QA

### £300,000

A SPACIOUS AND COSY THREE BEDROOM DETACHED FAMILY HOME

Welcome to Fields Road, Haslingden, a charming location for this delightful three-bedroom family home. This property boasts a spacious open plan living space, perfect for entertaining guests or simply relaxing with your loved ones. The added conservatory brings in an abundance of natural light, creating a warm and inviting atmosphere throughout.

Convenience is key with a downstairs WC and integral garage, providing practicality and comfort for everyday living. The first floor landing has doors to three generously sized bedrooms, the master bedroom benefits from an en suite shower room. Step outside to discover a beautiful garden to the rear, ideal for enjoying a morning coffee or hosting summer barbecues. Additionally, the driveway to the front offers ample parking space for you and your visitors.

Nestled in a quiet location, this property provides a peaceful retreat from the hustle and bustle of everyday life. Don't miss out on the opportunity to make this house your home in the heart of Rossendale.

For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansestateagents.



# Fields Road, Haslingden, BB4 6QA

£300,000



- Tenure Freehold
- Off Road Parking With Double Driveway
- Two Bathrooms
- Viewing Is Essential
- Council Tax Band D
- Detached Property
- Ideal Family Home
- EPC Rating TBC
- Three Bedrooms
- Envious Laid To Lawn Garden With Mature Shrubs And Bedding Areas

## Ground Floor

### Entrance

Composite door to hall.

### Hall

5'2 x 3'3 (1.57m x 0.99m)

UPVC double glazed window, central heating radiator and door to reception room one.

### Reception Room One

17'2 x 10'6 (5.23m x 3.20m)

UPVC double glazed window, central heating radiator, coving, television point, gas fire with decorative surround, door to inner hall and open access to reception room two.

### Reception Room Two

9'7 x 8'10 (2.92m x 2.69m)

UPVC double glazed sliding door to conservatory, central heating radiator and door to kitchen.

### Kitchen

9'8 x 8'7 (2.95m x 2.62m)

UPVC double glazed window, UPVC door to rear, central heating radiator, range of wall and base units, laminate work tops, double oven with four ring gas hob, tiled splash back, extractor hood, stainless steel one and a half sink and drainer with spring neck mixer tap, plumbed for washing machine, space for fridge, laminate flooring and under stairs storage.

### Conservatory

9'10 x 9'9 (3.00m x 2.97m)

UPVC double glazed window, UPVC French doors to rear and wood effect flooring.

### Inner Hall

Stairs to first floor, door to garage and WC.

### Garage

17'11 x 8'10 (5.46m x 2.69m)

Up and over door.

### WC

6'7 x 2'8 (2.01m x 0.81m)

Central heating radiator, pedestal wash basin, dual flush WC, part tiled elevation and laminate flooring.

## First Floor

### Landing

UPVC double glazed window, loft access, doors to three bedrooms and bathroom.

### Bedroom One

12'8 x 10'6 (3.86m x 3.20m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

## En Suite

7'7 x 4'6 (2.31m x 1.37m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, wall mounted wash basin with mixer tap, direct feed shower, spotlights, tiled elevation and tiled flooring.

### Bedroom Two

11'1 x 8' (3.38m x 2.44m)

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

### Bedroom Three

8'10 x 8'5 (2.69m x 2.57m)

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

### Bathroom

9' x 6'10 (2.74m x 2.08m)

UPVC double glazed frosted window, central heating radiator, low bowl WC, pedestal wash basin, wood panelled bath with mixer tap and rinse head, part tiled elevation and storage.

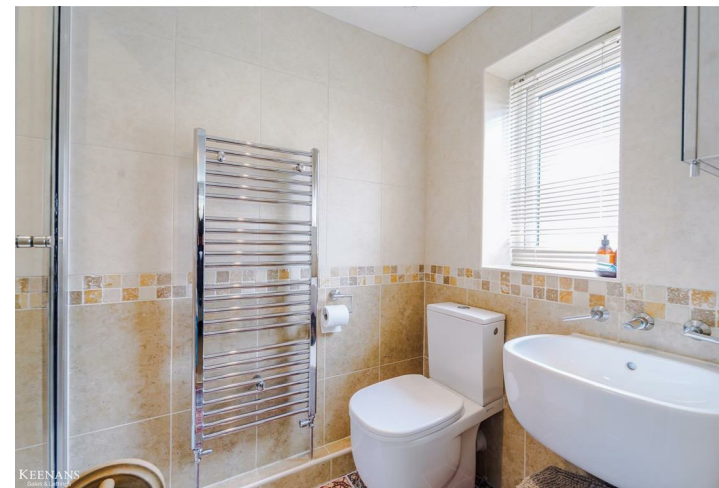
## External

### Rear

Enclosed paved patio, laid to lawn garden, bedding areas and timber shed.

### Front

Laid to lawn garden and double driveway.



Tel: 01706215618

www.keenans-estateagents.co.uk