



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			82
(81-91) B			
(69-80) C			
(55-68) D		53	
(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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Manchester Road, Haslingden, BB4 6PU

£125,000

IMMACULATE RENOVATED TWO BEDROOM HOME

Welcome to this charming two bedroom terraced house located on Manchester Road in the sought-after area of Haslingden, Rossendale.

This beautifully presented home is perfect for those seeking a cosy and inviting living space. The property boasts a convenient location with easy access to major motorway networks, making commuting a breeze for residents.

Situated in a highly desirable location, this house offers not just a place to live, but a lifestyle. Whether you're looking to relax in a peaceful environment or explore the vibrant surroundings, this property provides the best of both worlds.

Don't miss out on the opportunity to make this house your home. Contact our Rawtenstall branch today to arrange a viewing and experience the charm of Manchester Road for yourself.

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Manchester Road, Haslingden, BB4 6PU

£125,000



- Immaculate Terraced Property
- Contemporary Fitted Kitchen
- Low Maintenance Garden to Rear
- EPC Rating E
- Two Bedrooms
- Spacious Interiors
- Tenure Freehold
- Three Piece Bathroom
- Complete Blank Canvas
- Council Tax Band A

Ground Floor

Reception Room

14'6 x 13'7 (4.42m x 4.14m)

UPVC double glazed frosted front door, UPVC double glazed window, central heating radiator, meter cupboard, television point, electric fire with wooden mantel and granite hearth, doors leading to understairs storage and inner hall.

Inner Hall

3'0 x 2'11 (0.91m x 0.89m)

Door leading to kitchen and stairs to first floor.

Kitchen

13'7 x 8'11 (4.14m x 2.72m)

UPVC double glazed box bay window, central heating radiator, range of wall and base units with laminate worktops, stainless steel sink and drainer with mixer tap, tiled splashback, integrated oven with four ring electric hob and extractor hood, part exposed brick elevation, space for under counter appliance, plumbing for washing machine, spotlights, tiled flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

10'6 x 6'1 (3.20m x 1.85m)

Loft access, doors leading to two bedrooms and family bathroom.

Bedroom One

13'7 x 11'4 (4.14m x 3.45m)

UPVC double glazed window and central heating radiator.

Bedroom Two

9'2 x 7'10 (2.79m x 2.39m)

UPVC double glazed window and central heating radiator.

Bathroom

15'7 x 5'5 (4.75m x 1.65m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with mixer tap, dual flush WC, panel bath with traditional taps and overhead direct feed shower, boiler, part tiled elevations and tiled flooring.

External

Rear

Enclosed tiered garden with decking and stone chippings.



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