



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.



## Cross Street North, Haslingden, BB4 5JD

### Offers In The Region Of £95,000

PERFECT HOME FOR A FIRST TIME BUYER

Welcome to this charming property located on Cross Street North in the picturesque town of Haslingden, Rossendale. This delightful house is perfect for first-time buyers looking to step onto the property ladder.

Nestled away from the main road, this home offers a peaceful retreat while still being conveniently located near local amenities. Imagine waking up to great views right from the comfort of your own home, providing a sense of tranquillity and relaxation.

The property boasts a recent refurbishment, making it an easy move-in option for those looking to settle in quickly. With modern decor and appliances, this house offers a contemporary living space that is both stylish and functional.

Don't miss out on the opportunity to make this house your home. Contact our Rossendale branch today to arrange a viewing and experience the charm and comfort this property has to offer.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(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.

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## Offers In The Region Of £95,000



- End Terraced Property
- Fitted Kitchen
- On Street Parking
- EPC Rating: D
- One Bedroom
- Three Piece Bathroom
- Leasehold
- One Reception Room
- Enclosed Yard
- Council Tax Band: A

### Ground Floor

#### Vestibule

3'9 x 3' (1.14m x 0.91m)

UPVC entrance door, tiled flooring and door to reception room.

#### Reception Room

15'9 x 14'9 (4.80m x 4.50m)

UPVC double glazed window, central heating radiator, cast iron feature fireplace with stone surround and wooden mantel, space for fridge freezer, laminate flooring, stairs to cellar and first floor and door to kitchen.

#### Kitchen

8'11 x 8'5 (2.72m x 2.57m)

UPVC double glazed window, wood base units with quartz worktops, stainless steel sink with mixer tap, integrated oven with four ring induction hob, tiled splashback, extractor hood, plumbing for washing machine and tiled flooring.

### First Floor

#### Landing

9' x 3'8 (2.74m x 1.12m)

Loft access, doors to bedroom one and bathroom.

#### Bedroom One

14'3 x 8'9 (4.34m x 2.67m)

UPVC double glazed window, central heating radiator and laminate flooring.

#### Bathroom

6'11 x 5'7 (2.11m x 1.70m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin, panelled bath with electric feed shower over, extractor fan, part tiled elevations and laminate flooring.

### External

#### Side

Stone chipped yard.

