

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		55	
(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.

Hargreaves Street, Haslingden, BB4 5RQ

£105,000

THE PERFECT FIRST TIME HOME OR INVESTMENT OPPORTUNITY

With spacious rooms, neutral decoration and no chain delay, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Haslingden. A stones throw away from all the towns amenities, as well as being a complete blank canvas, this property is the perfect home for any small family or couple to put their own stamp on! Situated conveniently close to bus routes local schools and amenities, as well as network links to Rawtenstall, Manchester, Accrington and major motorway links. Having been maintained well throughout and boasting a fantastic cellar space, this property is truly not to be missed!

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room guides you on to a kitchen and houses a staircase to the first floor. The kitchen guides you down to the cellar and out to the rear. The first floor comprises of doors on to two bedrooms and a bathroom. Externally there is an enclosed yard to the rear.

For further information or to arrange a viewing please contact our Rossendale branch at your earliest convenience.

Hargreaves Street, Haslingden, BB4 5RQ

£105,000



- Mid Terraced Property
- Fitted Kitchen
- On Street Parking
- EPC Rating: D
- Two Bedrooms
- Bursting with Potential
- Leasehold
- Three Piece Bathroom
- Enclosed Rear Yard
- Council Tax Band: A

Ground Floor

Vestibule

3'7 x 3'5 (1.09m x 1.04m)

UPVC double glazed frosted entrance door, hardwood single glazed frosted door to reception room.

Reception Room

13'4 x 13'1 (4.06m x 3.99m)

UPVC double glazed window, central heating radiator, coving, electric fire with granite effect hearth and surround, integrated alcove storage, TV point, wood effect laminate flooring, hardwood doors to stairs for first floor and kitchen.

Kitchen

10'3 x 8'6 (3.12m x 2.59m)

UPVC double glazed window, central heating radiator, wood effect wall and base units, granite effect worktops, tiled splashback, stainless steel sink with draining board and mixer tap, integrated electric oven, four burner gas hob, extractor hood, space for fridge freezer, wood effect lino flooring, door to stairs to lower ground floor and UPVC double glazed frosted door to rear.

Lower Ground Floor

Cellar

15'5 x 5'11 (4.70m x 1.80m)

Power and lighting.

First Floor

Landing

5'6 x 5'4 (1.68m x 1.63m)

Loft access, smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

14'1 x 9'7 (4.29m x 2.92m)

UPVC double glazed window, central heating radiator and wood effect vinyl flooring.

Bedroom Two

8'6 x 7'1 (2.59m x 2.16m)

UPVC double glazed window, central heating radiator and Pro boiler.

Bathroom

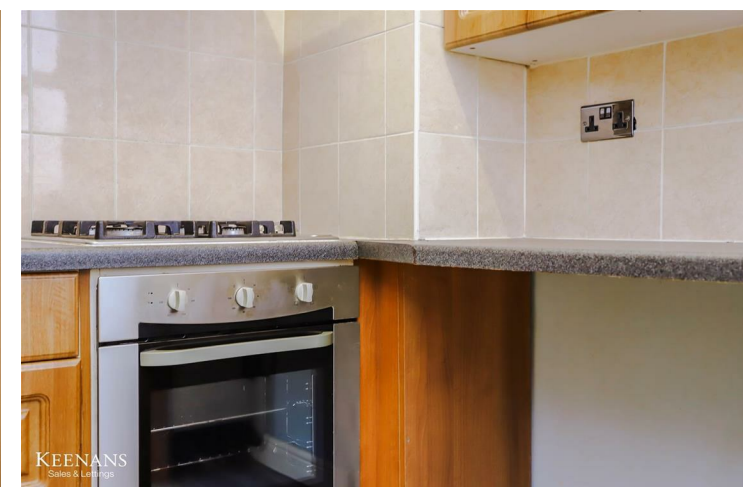
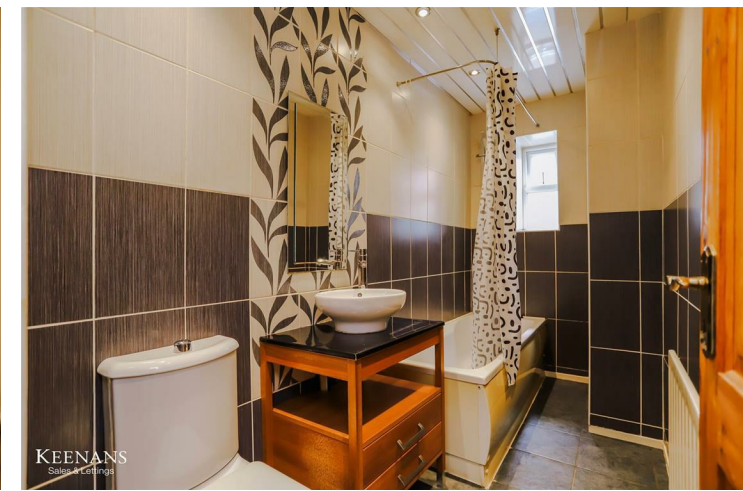
10'6 x 4'8 (3.20m x 1.42m)

UPVC double glazed frosted window, central heating radiator, spotlights, dual flush WC, vanity top wash basin, panelled bath with direct feed shower over, tiled elevations, PVC to ceiling and tiled flooring.

External

Rear

Enclosed yard.



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