



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		65	
(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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Rising Bridge Road, Haslingden, BB4 5BL

Offers Over £300,000

SPACIOUS DETACHED BUNGALOW

Welcome to this charming detached bungalow located on Rising Bridge Road in the picturesque area of Haslingden, Rossendale. This property boasts not only a prime location but also ample living space, making it an ideal home for those seeking comfort and tranquility.

Upon entering, you are greeted by two reception rooms that offer versatility and plenty of space for entertaining guests or simply relaxing with your loved ones. The three well-appointed bedrooms provide a peaceful retreat, perfect for unwinding after a long day.

With two bathrooms, convenience is key in this bungalow, ensuring that there are no queues during the morning rush. The contemporary fitted kitchen is a chef's delight, equipped with modern amenities to inspire your culinary creations.

One of the highlights of this property is the extensive rear garden, offering a serene outdoor space for gardening enthusiasts or those who simply enjoy basking in the sun. Additionally, the ample off-road parking provides convenience and peace of mind for you and your guests.

Don't miss the opportunity to make this spacious detached bungalow your new home. With its desirable location and abundance of living space, this property is sure to capture your heart. Contact our Rawtenstall branch today to arrange a viewing and start envisioning the possibilities that await you in this lovely abode.

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Offers Over £300,000

 3  1  2  D

- Immaculate Detached Bungalow
- Ample Living Space
- Ample Off Road Parking
- EPC Rating D
- Three Spacious Bedrooms
- Perfect Family Home
- Tenure Freehold
- Two Bathrooms
- Extensive Rear Garden
- Council Tax Band E

Entrance Hall

28'11 x 15'11 (8.81m x 4.85m)
UPVC double glazed front door, loft access, spotlights, coving, dado rail, doors leading to two reception rooms, kitchen, utility, family bathroom and storage cupboard.

Reception Room One

24'2 x 13'1 (7.37m x 3.99m)
Three UPVC double glazed windows, two central heating radiators, gas fire with stone surround and television point.

Kitchen

13'11 x 10'5 (4.24m x 3.18m)
UPVC double glazed window, central heating radiator, range of wall and base units with laminate worktops, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated high rise double oven, four ring electric hob and extractor hood, integrated dishwasher, space for fridge freezer, spotlights, wood effect laminate flooring and UPVC double glazed door to rear.

Utility

9'9 x 8'3 (2.97m x 2.51m)
UPVC double glazed window, central heating radiator, coving, laminate worktop and plumbing for washing machine.

Reception Room Two

11'2 x 11'0 (3.40m x 3.35m)
Central heating radiator, coving, gas fire with marble surround and mantel and UPVC double glazed sliding door to rear.

Bedroom One

11'11 x 10'11 (3.63m x 3.33m)
UPVC double glazed window, central heating radiator, coving, fitted wardrobes and door to en suite.

En Suite

8'0 x 3'1 (2.44m x 0.94m)
UPVC double glazed frosted window, central heating radiator, pedestal wash basin with mixer tap, dual flush WC, direct feed shower enclosed, part tiled elevations, extractor fan and laminate flooring.

Bedroom Two

13'2 x 12'2 (4.01m x 3.71m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Three

11'11 x 10'8 (3.63m x 3.25m)
UPVC double glazed window, central heating radiator and coving.

Bathroom

8'1 x 7'10 (2.46m x 2.39m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, part tiled elevations, spotlights, wood effect laminate flooring and door to storage.

External

Rear

Enclosed garden with paved patio, laid to lawn, mature shrubbery and trees and timber shed.

Front

Stone chip bedding areas, wood chip bedding areas, paving and off road parking.

