



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		71	
(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	

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Hud Hey Road, Haslingden, BB4 5JL

£165,000

DELIGHTFULLY WELL PLANNED OUT RENOVATIONS CREATING A SPACIOUS 4 FLOOR TERRACE!

Nestled on Hud Hey Road in the picturesque town of Haslingden, Rossendale, this charming terraced house is a true gem waiting to be discovered.

As you step inside, you are greeted by not just one, but two inviting reception rooms that offer the perfect space for entertaining guests or simply relaxing with your loved ones. The property features two cosy bedrooms that are sure to provide a peaceful sanctuary after a long day.

One of the highlights of this lovely home is the beautifully transformed basement, which opens up a world of possibilities - whether you choose to use it as an additional living area or as a clever storage solution, the choice is yours.

Venture up to the well-designed attic, and you'll find a versatile space that can easily be turned into a home office for those working from home or an extra bedroom for guests.

This property seamlessly blends modern updates with traditional charm, creating a warm and welcoming atmosphere throughout. The clever use of the basement and attic ensures that there is far more space here than meets the eye, making it a truly unique find in the heart of Rossendale.

Don't miss out on the opportunity to make this delightful terraced house your new home sweet home.

Hud Hey Road, Haslingden, BB4 5JL

£165,000



- Immaculate Mid Terrace Property
- Contemporary Fitted Dining Kitchen
- Low Maintenance Rear Yard
- EPC Rating C
- Two Bedrooms
- Spacious Attic Room
- Tenure Freehold
- Four Piece Bathroom Suite
- Versatile Cellar
- Council Tax Band B

Ground Floor

Entrance Vestibule

4'7 x 3'3 (1.40m x 0.99m)

Composite front door, UPVC double glazed window, underfloor heating and door to reception room.

Reception Room

13'8 x 11'11 (4.17m x 3.63m)

UPVC double glazed window, central heating radiator, coving, wall mounted electric fire, television point and door to inner hall.

Inner Hall

Door to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area

15'4 x 13'8 (4.67m x 4.17m)

UPVC double glazed window, central heating radiator, range of wall and base units with granite worktops and upstands, stainless steel one and a half bowl sink and drainer with mixer tap, integrated high rise double oven, four ring gas hob and extractor hood, tiled splashback, integrated fridge freezer, plumbing for washing machine, integrated breakfast bar, wall mounted combi boiler, spotlights, wood effect laminate flooring, door to stairs to cellar and UPVC double glazed frosted door to rear.

Lower Ground Floor

Cellar

14'3 x 12'7 (4.34m x 3.84m)

Central heating radiator, PVC elevations and ceiling, power and lighting.

First Floor

Landing

12'8 x 5'10 (3.86m x 1.78m)

Smoke detector, doors to two bedrooms, bathroom and stairs to second floor.

Bedroom One

12'5 x 11'11 (3.78m x 3.63m)

UPVC double glazed window and central heating radiator.

Bedroom Two

12'5 x 7'2 (3.78m x 2.18m)

UPVC double glazed window and central heating radiator.

Bathroom

12'5 x 5'0 (3.78m x 1.52m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, and rinse head, corner electric feed shower, spotlights, PVC panelled elevations, PVC to ceiling, extractor fan and tiled effect flooring.

Second Floor

Attic Room

20'10 x 11'8 (6.35m x 3.56m)

UPVC double glazed window, Velux window and central heating radiator.

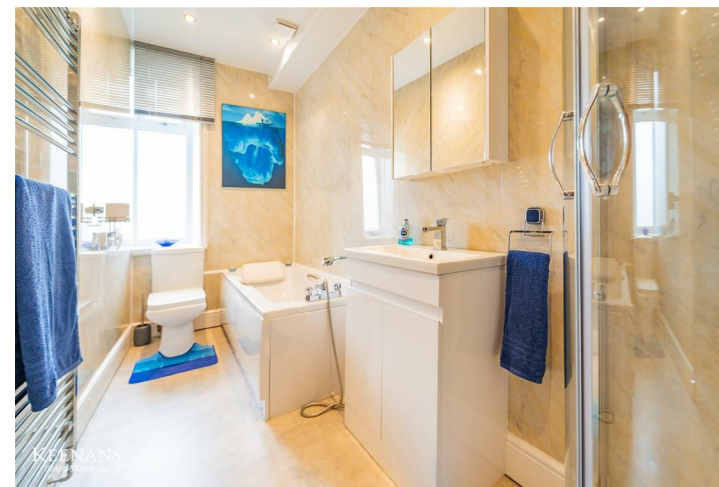
External

Rear

Enclosed yard with paving and bedding areas.

Front

Gated courtyard with paving.



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