


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.

Warwick Street, Haslingden, BB4 5LR

Offers Over £125,000

THE PERFECT FIRST TIME HOME OR RENTAL INVESTMENT

Keenans are proud to bring to the market this terrace property in Haslingden. This two-bedroom property is being welcomed to the market in a quiet area of Haslingden in walking distance to good schools and near local amenities. The property boasts a bright living room a fitted kitchen and dining room, two good sized bedrooms, a three-piece bathroom suite, a good-sized cellar and enclosed rear garden. Situated close to countryside walks yet still being easily accessible for major commuter routes to Manchester and neighbouring towns.

The property comprises briefly, to the ground floor; entrance to a welcoming vestibule. The vestibule has a door providing access to the living room. The living room has a door leading to the inner hallway. The inner hallway has stairs leading to the first floor and a door providing access to the kitchen and dining room. The kitchen is fitted with wall and base units and has doors providing access to the cellar and to the rear garden. To the first floor there is a landing with doors providing access to two double bedrooms and a three-piece bathroom suite. Externally, to the front of the property there is an enclosed paved garden. To the rear of the property there is an enclosed paved garden with a outbuilding, outdoor wc and gate to a shared access road.

View early to avoid disappointment! Contact our Swinton team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansstateagents

Warwick Street, Haslingden, BB4 5LR

Offers Over £125,000

 **2**  **1**  **1**  **D**

- EPC Rated D
- On Road Parking
- Spacious Cellar
- Council Tax Band A
- Nearby Schools
- Two Bedrooms
- Leasehold Property
- No Chain Delay
- Possible Rental Investment

Ground Floor

Vestibule
4'03 x 3'08 (1.30m x 1.12m)
Door to living room.

Living Room
15'02 x 14'11 (4.62m x 4.55m)
UPVC double glazed window, central heating radiator, television point, picture railing, wood effect floor, door to inner hall.

Inner Hall
3'02 x 3'01 (0.97m x 0.94m)
Stairs to the first floor, door to kitchen/dining room, smoke alarm.

Kitchen / Dining Room
15'02 x 11'02 (4.62m x 3.40m)
UPVC double glazed window, central heating radiator, white wall and base units, laminate worktops, stainless steel sink with drainer and mixer taps, oven with four ring gas hob, extractor hood, space for fridge/freezer, plumbing for washing machine, part tiled elevations, part tiled floor, part wood effect floor, UPVC double glazed door to the rear garden, extractor fan, boiler, door to cellar.

First Floor

Landing
7'02 x 7'01 (2.18m x 2.16m)
Access to attic, smoke alarm, doors to two bedrooms and bathroom.

Bedroom One
15'00 x 11'00 (4.57m x 3.35m)
UPVC double glazed window, central heating radiator.

Bedroom Two
15'00 x 11'07 (4.57m x 3.53m)
UPVC double glazed window, central heating radiator, open fireplace.

Bathroom
7'05 x 7'00 (2.26m x 2.13m)
Central heating radiator, dual flush WC, pedestal wash basin with mixer taps, panel bath with mixer taps, rinse head, part tiled elevations, extractor fan, wood effect floor.

Externally
Enclosed paved yard, gate to shared access road, outbuilding.



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