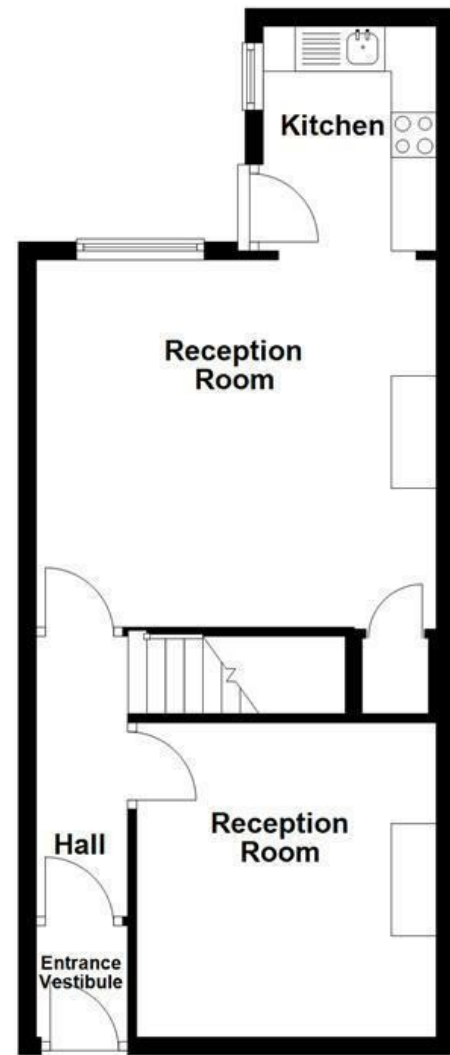
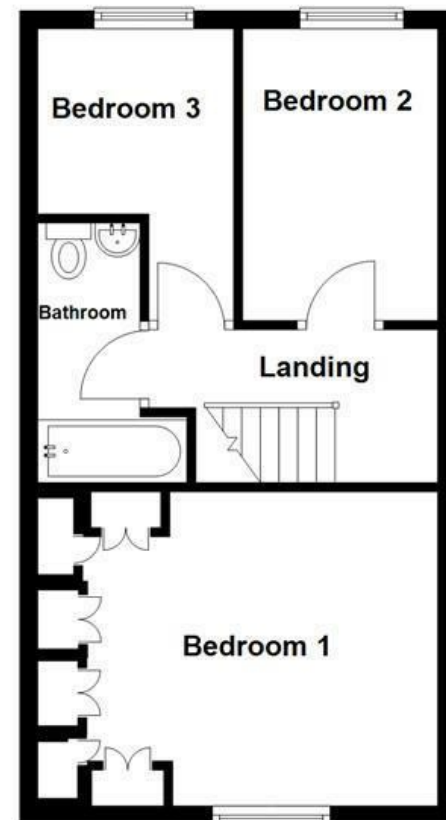


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(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.

Piccadilly Street, Haslingden, BB4 5LU

£129,950

THREE BEDROOMED PROPERTY IN POPULAR AREA !

Nestled in the heart of Piccadilly Street, Haslingden, Rossendale, this charming mid-terrace house is a true gem waiting to be discovered. Boasting two welcoming reception rooms and three cosy bedrooms, this property offers the ideal blend of modern style and comfort, making it the perfect haven for a new family to call home.

As you step inside, you'll be greeted by a beautifully modernized interior that exudes warmth and sophistication. The two well-sized bedrooms are perfect for the little ones, while the spacious main bedroom provides a peaceful retreat for the parents. The two inviting reception rooms offer ample space for entertaining guests or simply unwinding with loved ones after a long day.

Throughout the property, thoughtful updates have been made to create a contemporary yet cosy atmosphere, ensuring that every corner feels like a place where memories are waiting to be made. The family-friendly neighbourhood adds to the appeal, with local schools, shops, and transport links all within easy reach, making daily life convenient and enjoyable.

Don't miss the opportunity to make this house your own and create a lifetime of happy moments in this wonderful home on Piccadilly Street.

Piccadilly Street, Haslingden, BB4 5LU
£129,950

**3**

**1**

**2**

**D**

- Mid Terraced Property

■ Fitted Kitchen

■ On Street Parking

■ EPC Rating: D
- Three Bedrooms

■ Three Piece Family Bathroom

■ Leasehold
- Two Reception Rooms

■ Enclosed Rear Yard

■ Council Tax Band: A

Ground Floor

Vestibule
4'1 x 3'4 (1.24m x 1.02m)
UPVC entrance door, coving and door to hall.

Hall
10'3 x 3'4 (3.12m x 1.02m)
Central heating radiator, coving, stairs to first floor and doors to two reception rooms.

Reception Room One
11'6 x 10'11 (3.51m x 3.33m)
UPVC double glazed leaded window, central heating radiator, cornice coving, picture rail, gas fire in tiled hearth and surround and TV point.

Reception Room Two
14'10 x 13'5 (4.52m x 4.09m)
UPVC double glazed window, central heating radiator, ceiling rose, cornice coving, picture rail, gas fire in tiled hearth and surround, under stairs storage and open access to kitchen.

Kitchen
8'2 x 6'4 (2.49m x 1.93m)
UPVC double glazed window, spotlights, wall and base units, laminate worktops, space for freestanding cooker, extractor hood, tiled splash back, stainless steel sink with draining board and mixer tap, plumbing for washing machine, boiler, extractor fan, wile effect flooring and UPVC double glazed door to rear.

First Floor

Landing
10'8 x 5'5 (3.25m x 1.65m)
Loft access and doors to three bedrooms and bathroom.

Bedroom One
14'11 x 11'3 (4.55m x 3.43m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two
10'8 x 7'8 (3.25m x 2.34m)
UPVC double glazed window, central heating radiator, ceiling rose and coving.

Bedroom Three
9'11 x 6'9 (3.02m x 2.06m)
UPVC double glazed window and central heating radiator.

Bathroom
9'3 x 5'3 (2.82m x 1.60m)
Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head over, extractor fan, PVC clad ceiling, part tiled elevation and tile effect flooring.

External

Rear
Enclosed yard, paving and gated access to rear street.

NEED A MORTGAGE?
Well look no further, Keenans can connect you with our in-house team at Gordon Anthony Mortgages. With access to a whole of market comprehensive range of mortgage products to meet your needs. From high street lenders, regional building societies and intermediary-only lenders – they've got you covered and will help find you the best rate and could save you thousands over the course of your mortgage.

Call today to find out more!
Your home may be repossessed if you do not keep up repayments on your mortgage

