



## Osborne Way, Haslingden, BB4 4DZ

### £195,000

Welcome to this charming semi-detached house on Osborne Way, Haslingden! This property boasts a modern and stylish design, perfect for those seeking a comfortable and convenient living space.

As you step inside, you'll be greeted by an inviting open plan living area, ideal for relaxing or entertaining guests. The contemporary high gloss kitchen is a standout feature, offering both functionality and elegance for your culinary adventures.

With two cosy bedrooms, this home provides ample space for a small family or those in need of a guest room or home office. The bathroom is well-appointed and provides a tranquil space to unwind after a long day.

One of the highlights of this property is the enclosed rear garden and the off-road parking which ensures that you never have to worry about finding a space for your vehicle.

Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the comfort and convenience that this property has to offer.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



# Osborne Way, Haslingden, BB4 4DZ

## £195,000



- Semi Detached Property
  - Open Plan Living Area
  - Off Road Parking
  - EPC Rating: TBC
- Two Bedrooms
  - Three Piece Bathroom
  - Freehold
- Contemporary Fitted Kitchen
  - Enclosed Rear Garden
  - Council Tax Band B

### Ground Floor

#### Entrance Vestibule

3' x 3' (0.91m x 0.91m)  
UPVC front entrance door, fitted storage and open to the reception room.

#### Reception Room

13'3 x 11'8 (4.04m x 3.56m)  
UPVC double glazed window, central heating radiator, inset electric fire, stairs to the first floor and open to the kitchen.

#### Kitchen

11' x 8' (3.35m x 2.44m)  
Three UPVC double glazed windows, range of high gloss wall and base units with marble effect surfaces, granite coated sink with drainer and mixer tap, electric oven and microwave in a high rise unit, five ring gas hob, plumbing for washing machine, vinyl flooring and UPVC double glazed stable door to the rear porch.

#### Rear Porch

7' x 3'10 (2.13m x 1.17m)  
UPVC double glazed window and UPVC double glazed door to the rear.

### First Floor

#### Landing

5' x 2' (1.52m x 0.61m)  
UPVC double glazed window, smoke alarm, cupboard housing the boiler and doors to two bedrooms and bathroom.

#### Bedroom One

11'3 x 8'4 (3.43m x 2.54m)  
UPVC double glazed window, central heating radiator and fitted wardrobes.

#### Bedroom Two

10'11 x 6'6 (3.33m x 1.98m)  
UPVC double glazed window and central heating radiator.

#### Bathroom

8'2 x 4'9 (2.49m x 1.45m)  
UPVC double glazed window, central heating towel rail, corner panelled bath, dual flush WC, vanity top wash basin, spotlights and vinyl flooring.

### External

#### Front

Stone chipped garden with paved pathways, paved off road parking and a gate to the rear.

#### Rear

Laid to lawn garden with paving, raised beds and further parking space.

