



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</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		
	<b>67</b>	
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Cross Street North, Haslingden, BB4 5JD

### £125,000

AN IMPRESSIVE TWO BEDROOM MID TERRACED PROPERTY - SOLD WITH TENANT IN SITU

Having been presented and maintained beautifully throughout with spacious rooms, neutral decoration and added cellar, this fantastic two bedroom mid terraced property is being proudly welcomed to the lettings market in the enviable location of Haslingden. With open plan kitchen diner, fitted wardrobes and modern fixtures and fittings, this property is the perfect home for any small family or professional couple not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rawtenstall, Manchester and Bury.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room guides you through to an inner hallway and staircase down to the cellar. The inner hallway leads on to a kitchen diner and staircase to the first floor. The first floor comprises of doors on to two bedrooms and a four piece bathroom suite. Externally there is an enclosed yard to the rear and views to the front.

For further information or to arrange a viewing please contact our Rossendale team at your earliest convenience.



# Cross Street North, Haslingden, BB4 5JD

## £125,000

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

- Tenure Leasehold
  - On Street parking
  - Fitted Kitchen
  - Close Proximity To Amenities
- Council Tax Band A
  - Two Bedroom Mid Terraced Property
  - Ideal Home For Small Family
- EPC Rating D
  - Three Piece Bathroom Suite
  - Easy Access To Major Commuter Routes

### Ground Floor

#### Entrance

Via a composite double glazed frosted door to vestibule.

#### Vestibule

3'8 x 2'10 (1.12m x 0.86m)  
Door to reception room.

#### Reception Room

14'3 x 13'11 (4.34m x 4.24m)  
UPVC double glazed window, central heating radiator, gas fire, television point, door to stairs to cellar and door to inner hall.

#### Inner Hall

3'2 x 2'4 (0.97m x 0.71m)  
Smoke alarm, open to kitchen/dining area and stairs to first floor.

#### Kitchen/Dining Area

14'2 x 7'5 (4.32m x 2.26m)  
UPVC double glazed window, central heating radiator, range of wood effect wall and base units, granite effect surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated electric oven with five ring gas hob and extractor hood, integrated dishwasher, space for fridge freezer, plumbing for washing machine, spotlights, tiled effect lino flooring and composite double glazed frosted door to rear.

### Lower Ground Floor

#### Cellar

16'9 x 2'10 (5.11m x 0.86m)  
Meter cupboard, power and lighting.

### First Floor

#### Landing

9'9 x 5'10 (2.97m x 1.78m)  
Feature wall light, smoke alarm, doors to two bedrooms and bathroom.

#### Bedroom One

10'11 x 14'3 (3.33m x 4.34m )  
UPVC double glazed window, central heating radiator and fitted wardrobe.

#### Bedroom Two

9'3 x 7'3 (2.82m x 2.21m)  
UPVC double glazed window, central heating radiator and fitted wardrobe.

#### Bathroom

13'10 x 4'6 (4.22m x 1.37m)  
UPVC double glazed frosted window, chrome heated towel rail, dual flush W/C, panel bath with mixer tap, pedestal wash basin with mixer tap, enclosed direct feed shower, tiled elevations, spotlights, extractor fan and tiled flooring.

### External

#### Rear

Enclosed yard.

