



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(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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Manchester Road, Haslingden, BB4 6PT

£140,000

SPACIOUS MID TERRACE PROPERTY - SOLD WITH TENANT IN SITU

Situated on Manchester Road in the charming town of Haslingden, Rossendale, this immaculate mid-terrace property presents an excellent opportunity for those seeking a delightful home or rental investment. With two well-proportioned bedrooms, this residence is perfect for small families or professionals looking for a comfortable living space.

As you step inside, you will be greeted by spacious living areas that are both inviting and functional. The contemporary fitted kitchen is a standout feature, offering a modern aesthetic and ample space for culinary creativity. The layout of the home ensures a seamless flow between the living and dining areas, making it ideal for entertaining guests or enjoying quiet evenings in.

The property is bursting with potential, allowing for personal touches to be added to truly make it your own. Its prime location on Manchester Road provides easy access to local amenities, schools, and transport links, making it a convenient choice for everyday living.

This terraced house is not just a property; it is a canvas waiting for your vision. Whether you are looking to invest or to settle down in a welcoming community, this home offers a fantastic opportunity to create lasting memories. Do not miss the chance to view this charming property and explore the possibilities it holds.

Manchester Road, Haslingden, BB4 6PT

£140,000

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

- Mid Terrace Property
 - Fitted Kitchen
 - Enclosed Yard to Rear
 - EPC Rating D
- Two Bedrooms
 - Spacious Interiors
 - Tenure Leasehold
- Three Piece Shower Room
 - Ideal Rental Investment
 - Council Tax Band A

Ground Floor

Entrance Vestibule

3'8" x 3'5" (1.12 x 1.04)

UPVC double glazed front entrance door, picture rail and hardwood single glazed door to the hallway.

Hallway

12'8" x 3'8" (3.86 x 1.12)

Central heating radiator, picture rail, stairs to the first floor and doors to two reception rooms.

Reception Room One

13'3" x 10'2" (4.04 x 3.1)

UPVC double glazed window, central heating radiator, coving and ceiling rose.

Reception Room Two

14'4" x 13'3" (4.37 x 4.04)

Central heating radiator, coving, ceiling rose, gas fire with decorative surround and wooden mantel, dado rail, television point, understairs storage and bi-folding doors to the kitchen.

Kitchen

14'4" x 9'2" (4.37 x 2.79)

Two UPVC double glazed windows, range of wood panelled wall and base units with granite effect surfaces and tiled splashbacks, stainless steel one and a half bowl sink with drainer and mixer tap, electric oven with four ring gas hob, extractor hood, space for fridge freezer, tiled flooring, spotlights and UPVC double glazed door to the rear.

First Floor

Landing

9'7" x 6'2" (2.92 x 1.88)

Loft access, smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

14'3" x 13'3" (4.34 x 4.04)

UPVC double glazed window, central heating radiator, coving, ceiling rose and fitted wardrobes.

Bedroom Two

10'0" x 7'9" (3.05 x 2.36)

UPVC double glazed window, central heating radiator and coving.

Bathroom

16'3" x 4'5" (4.95 x 1.35)

UPVC double glazed frosted window, central heating radiator, three piece suite comprising: pedestal wash basin, low basin WC, direct feed shower unit, part tiled elevations, extractor fan, coving and tiled effect flooring.

External

Rear

Tiered yard with two storage sheds and access to off road parking.

