



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	55	
(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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Jubilee Road, Haslingden, BB4 5EU

£169,950

THE PERFECT FIRST TIME HOME OR RENTAL INVESTMENT

Nestled on Jubilee Road in the charming town of Haslingden, Rossendale, this delightful terraced house presents an excellent opportunity for first-time buyers or those seeking a rental investment. The property boasts a convenient location, providing easy access to major commuter routes towards Manchester, making it ideal for professionals and families alike.

Upon entering, you will find two well-proportioned reception rooms that offer ample space for relaxation and entertaining. The spacious kitchen, which leads to a rear yard, is perfect for those who enjoy cooking and socialising. The layout of the ground floor is both practical and inviting, allowing for a comfortable living experience.

The first floor features two generously sized double bedrooms, providing plenty of room for rest and personal space. Additionally, there is an attic room currently utilised as an extra bedroom, which adds versatility to the property. This space can easily be transformed to suit your needs, whether it be a home office, playroom, or guest accommodation.

This house offers a blank canvas for any prospective purchaser, allowing you to put your personal stamp on the property and create a home that reflects your style and preferences. With its combination of space, location, and potential, this terraced house on Jubilee Road is a fantastic opportunity not to be missed.

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Jubilee Road, Haslingden, BB4 5EU

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

- Terraced Property
 - Fitted Kitchen
 - On Street Parking
 - EPC Rating: D
- Two Bedrooms And Attic Room
 - Three Piece Bathroom
 - Freehold
- Two Reception Rooms
 - Enclosed Rear Yard
 - Council Tax Band: B

Ground Floor

Vestibule

3'5 x 3'4 (1.04m x 1.02m)
UPVC double glazed frosted entrance door and door to hall.

Hall

12'10 x 3'5 (3.91m x 1.04m)
Central heating radiator, cornice coving, corbels, dado rail, wood effect flooring, stairs to first floor and doors to two reception rooms.

Reception Room One

13'1 x 12'3 (3.99m x 3.73m)
UPVC double glazed window, central heating radiator, cornice coving, picture rail, living flame gas fire, marble effect heart and surround and double doors to reception room two.

Reception Room Two

14'4 x 13'8 (4.37m x 4.17m)
Central heating radiator, coving, under stairs storage and open access to kitchen.

Kitchen

16' x 7'8 (4.88m x 2.34m)
UPVC double glazed window, velux window, central heated towel rail, wall and base units, granite effect worktops, oven and grill in high rise unit, four burner gas hob, extractor fan, glass splash back, one and half bowl ceramic sink with draining board and mixer tap, integrated dishwasher, space for American style fridge freezer, plumbing for washing machine, tiled flooring and hardwood single glazed stained glass leaded door to rear.

First Floor

Landing

Central heating radiator, dado rail, stairs to second floor and doors to two bedrooms and bathroom.

Bedroom One

17'1 x 12'4 (5.21m x 3.76m)
UPVC double glazed window, central heating radiator and picture rail.

Bedroom Two

14'5 x 11'2 (4.39m x 3.40m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bathroom

8'6 x 7'11 (2.59m x 2.41m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with waterfall mixer tap, P shaped bath with waterfall mixer tap and direct feed rainfall shower over, tiled elevations and vinyl flooring.

Second Floor

Attic Room

17'11 x 15'9 (5.46m x 4.80m)
Two velux windows and central heating radiator.

External

Rear

Enclosed yard, decking and outbuilding.

Front

Gravel courtyard.



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