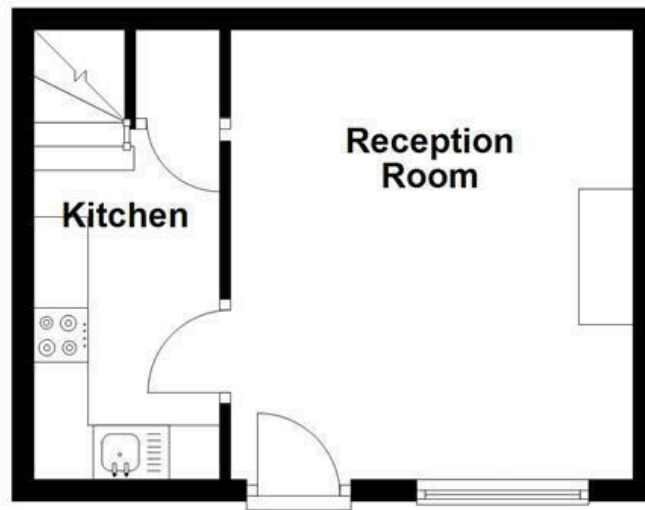
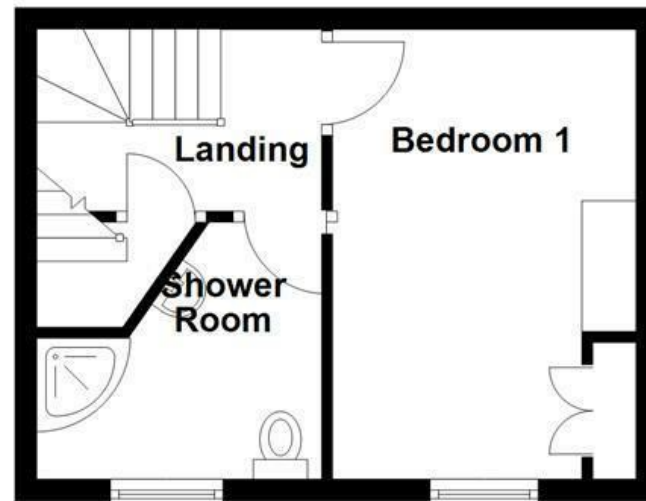


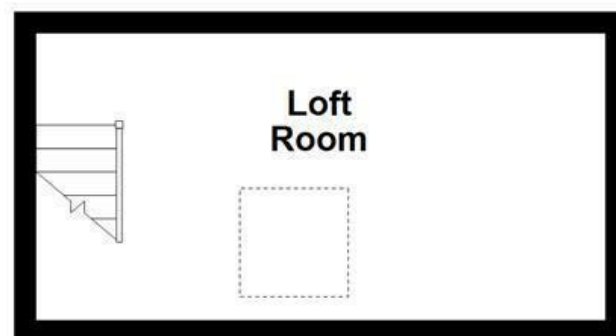
Ground Floor



First Floor



Second Floor



Prospect Hill, Rossendale, BB4 5EF

£105,000

THE PERFECT INVESTMENT OPPORTUNITY

Offering spacious rooms, neutral decoration and no chain delay, this enviable mid terraced property is being proudly welcomed to the market in the sought after location of Haslingden. With added loft room, modern shower room and only a stones throw away from all the local amenities, this enviable property, once updated has the potential to be the perfect home for any couple or single occupant! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rawtenstall, Manchester, Blackburn, Accrington and major motorway links.

The property comprises briefly; a spacious reception room provides access on to the kitchen. The kitchen houses a staircase to the first floor. The first floor comprises of doors on to a double bedroom and modern shower room, as well as staircase to the loft room which could be used as a second bedroom.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	65	
(55-68) D		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Prospect Hill, Rossendale, BB4 5EF

£105,000

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

- Tenure Freehold
 - On Street Parking
 - Fitted Kitchen And Three Piece Shower Room
- Council Tax Band A
 - No Chain Delay
 - Easy Access To major Network Links
- EPC Rating D
 - Ideal Investment Opportunity
 - Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC double glazed frosted door to reception room.

Reception Room

13'7 x 12'2 (4.14m x 3.71m)

UPVC double glazed window, central heating radiator, coving, smoke alarm, television point, wood effect laminate flooring and door to kitchen.

Kitchen

13'7 x 5'8 (4.14m x 1.73m)

UPVC double glazed window, central heating radiator, range of wood effect panel wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, space for electric oven, four ring gas hob and extractor hood, space for fridge, plumbed for washing machine, under stairs storage, wood effect laminate flooring and stairs to first floor.

First Floor

Landing

8'11 x 5'4 (2.72m x 1.63m)

Smoke alarm, doors to bedroom one, shower room and door to stairs to second floor.

Bedroom One

13'7 x 9'2 (4.14m x 2.79m)

UPVC double glazed window, central heating radiator and fitted storage.

Shower Room

8'6 x 7'10 (2.59m x 2.39m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, corner direct feed rainfall shower enclosure with rinse head, pedestal wash basin with mixer tap, dual flush WC, tiled elevation and tiled floor.

Second Floor

Loft Room

17'3 x 8'9 (5.26m x 2.67m)

Velux window, central heating radiator and eave storage.



Tel: 01706215618

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