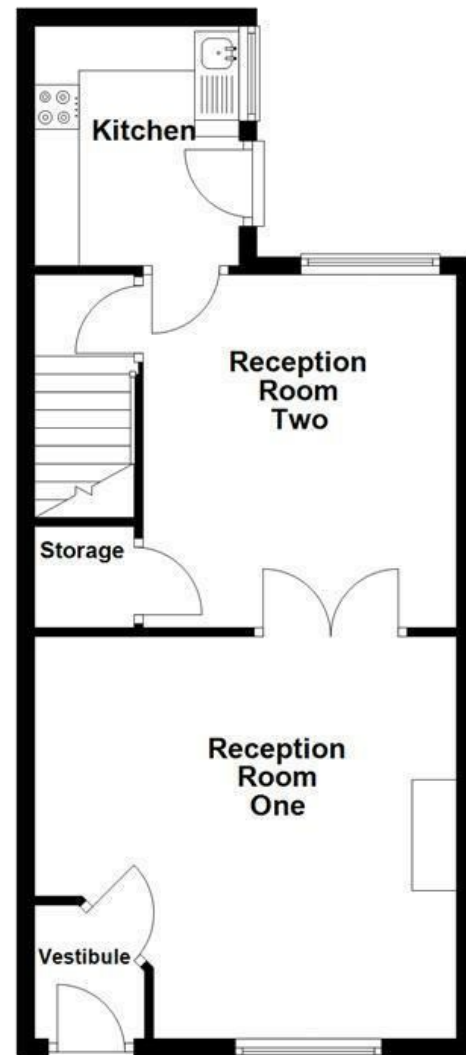
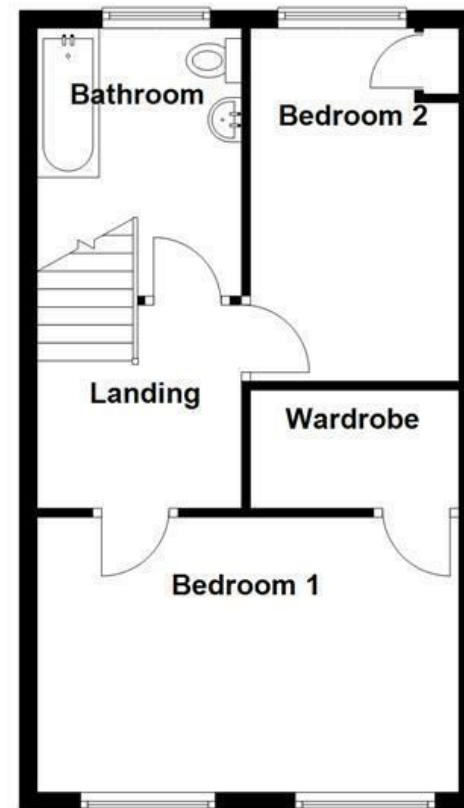


Ground Floor



First Floor



Piccadilly Street, Haslingden, BB4 5LU

£100,000

TWO BEDROOM TERRACE PROPERTY IN THE HEART OF HASLINGDEN

Situated on Piccadilly Street, Haslingden, this delightful mid-terrace house presents an excellent opportunity for both first-time buyers and investors alike. With two well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house is conveniently located close to local amenities, ensuring that shops, schools, and recreational facilities are just a short stroll away. This prime location not only enhances the appeal of the property but also adds to its potential for future growth in value.

The property boasts on-street parking, providing ease of access for residents and visitors. With a little imagination and personal touch, this home can be transformed into a truly remarkable living space. Whether you are looking to settle down or seeking a promising investment, this property on Piccadilly Street is certainly worth considering. Don't miss the chance to make this charming house your new home.

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

Piccadilly Street, Haslingden, BB4 5LU
£100,000

2 1 2 D

- Tenure Leasehold
 - On Street Parking
 - Ideal Investment Opportunity
 - Close Proximity To Local Amenities
- Council Tax Band A
 - Viewing Essential
 - Ample Rear Yard Space
- EPC Rating D
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Easy Access To Major Network Links

Ground Floor

Entrance
UPVC double glazed frosted door to vestibule.

Vestibule
4'11 x 4'1 (1.50m x 1.24m)
Meter cupboard and door to reception room.

Reception Room One
15'7 x 14'10 (4.75m x 4.52m)
UPVC double glazed leaded window, coving, gas fire with stone surround and mantle, television point and double doors to reception room two.

Reception Room Two
13'1 x 11'6 (3.99m x 3.51m)
UPVC double glazed window, central heating radiator, stairs to first floor and door to kitchen.

Kitchen
8'10 x 7'6 (2.69m x 2.29m)
UPVC double glazed window, central heating radiator, range of wall and base units, granite effect surface, plumbed for washing machine, integrated oven, four ring gas hob, tiled splash back, extractor hood, stainless steel sink and drainer with mixer tap, tiled floor and tiled elevation.

First Floor

Landing
7'6 x 6'6 (2.29m x 1.98m)
Loft access, doors to two bedrooms and bathroom.

Bedroom One
15'1 x 10'2 (4.60m x 3.10m)
Two UPVC double glazed windows, central heating radiator, wood effect laminate flooring, storage and walk in wardrobe.

Bedroom Two
13'10 x 8'10 (4.22m x 2.69m)
UPVC double glazed window, central heating radiator, storage and wood effect laminate flooring.

Bathroom
9'11 x 5'9 (3.02m x 1.75m)
UPVC double glazed frosted window, pedestal wash basin with mixer tap, dual flush WC, panel bath with mixer tap and electric feed rinse head, PVC to ceiling, tiled elevation and tiled effect flooring.

External

Rear
Enclosed paved yard.

