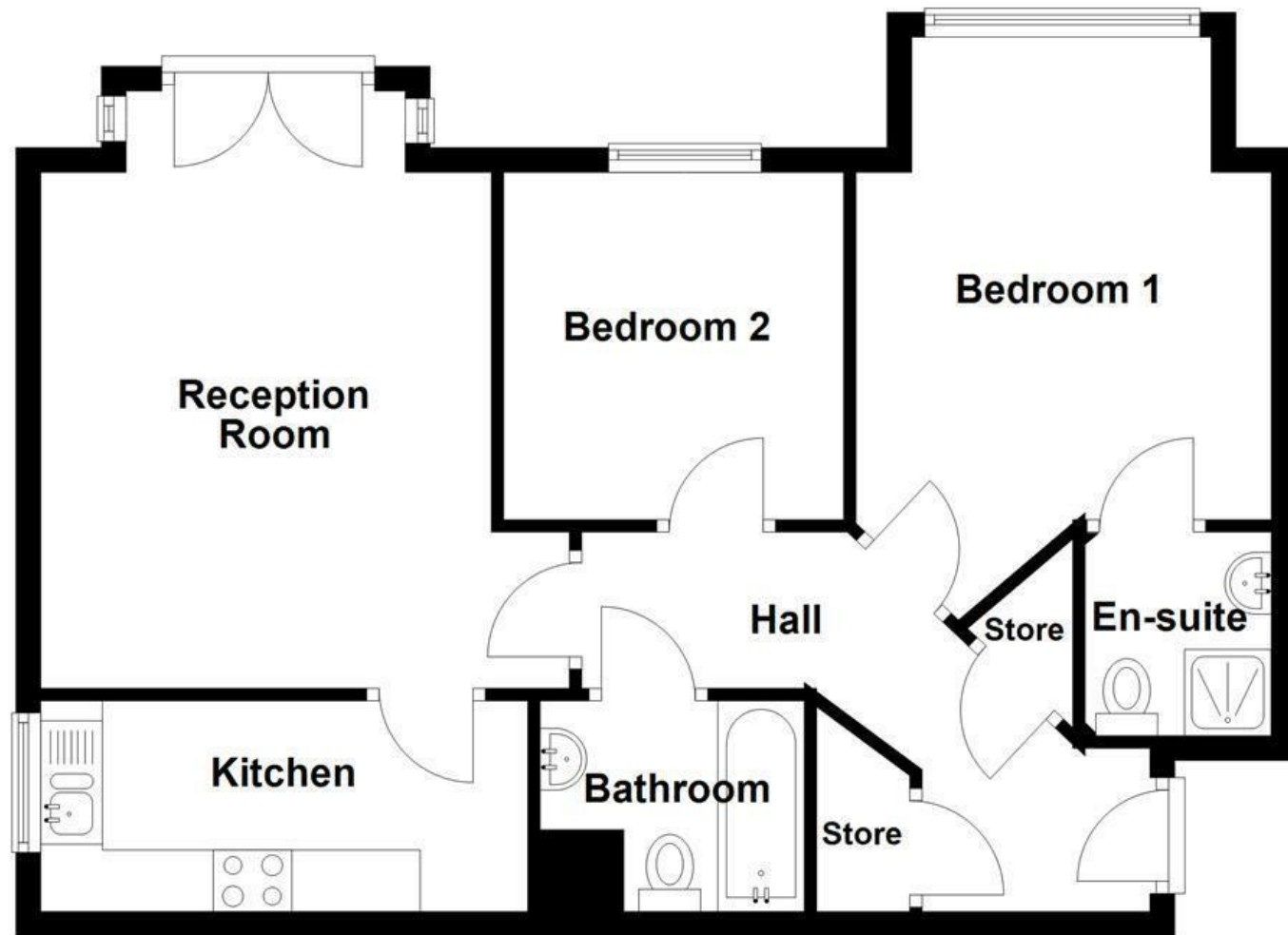


Ground Floor



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	78	82
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.

Grange Park Way, Haslingden, BB4 4QG

£149,950

AN ENVIABLE APARTMENT

Having been presented and updated to the highest standard throughout with immaculate presentation, spacious rooms and stunning woodland views, this outstanding two double bedroom second floor apartment is being proudly welcomed to the market in the desirable location of Haslingden on a popular estate. Nestled within a quiet and private cul de sac, this property has been a credit to the current owner who has created a luxurious and spacious home perfect for any first time buyer or small family ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rawtenstall, Blackburn, Manchester and major motorway links. With two bathrooms, stunning Juliette balcony and modern fixtures and fittings, this property is truly not to be missed.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, two double bedrooms and a modern bathroom. The reception room provides access on to a contemporary fitted kitchen whilst the main bedroom benefits from an en suite shower room. Externally there is allocated off road parking and communal gardens.

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

Grange Park Way, Haslingden, BB4 4QG
£149,950

 2  2  1  C

- Beautifully Presented Apartment
 - Contemporary Fitted Kitchen
 - Allocated Parking
 - EPC Rating C
- Two Bedrooms
 - Ample Living Space
 - Tenure Leasehold
- Two Bathrooms
 - Communal Gardens
 - Council Tax Band B

Entrance

Communal hall to front entrance door.

Hall
15'11 x 9'10 (4.85m x 3.00m)
Electric heater, coving, smoke detector, two storage cupboards, wood effect laminate flooring, doors leading to reception room, two bedrooms and bathroom.

Reception Room
15'10 x 14'1 (4.83m x 4.29m)
Two UPVC double glazed windows, electric heater, coving, electric fire, television point, wood effect laminate flooring, door to kitchen and UPVC double glazed French doors to Juliet balcony.

Kitchen
12'11 x 5'7 (3.94m x 1.70m)
UPVC double glazed window, overhead electric heater, range of panelled wall and base units with granite effect work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with high spout mixer tap, integrated electric oven with four ring induction hob and extractor hood, space for fridge freezer, plumbing for slimline dishwasher, integrated washing machine and wood effect laminate flooring.

Bedroom One
14'5 x 11'0 (4.39m x 3.35m)
UPVC double glazed window, electric heater, television point and door to en suite.

En Suite
5'0 x 5'0 (1.52m x 1.52m)
Overhead electric heater, dual flush WC, direct feed shower enclosed, pedestal wash basin with mixer tap, tiled elevations, extractor fan and wood effect laminate flooring.

Bedroom Two
9'3 x 9'0 (2.82m x 2.74m)
UPVC double glazed window and electric heater.

Bathroom
7'0 x 5'7 (2.13m x 1.70m)
Overhead electric heater, panel bath with mixer tap and overhead direct feed shower, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, extractor fan and wood effect laminate flooring.

External
Allocated off road parking and communal gardens.



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