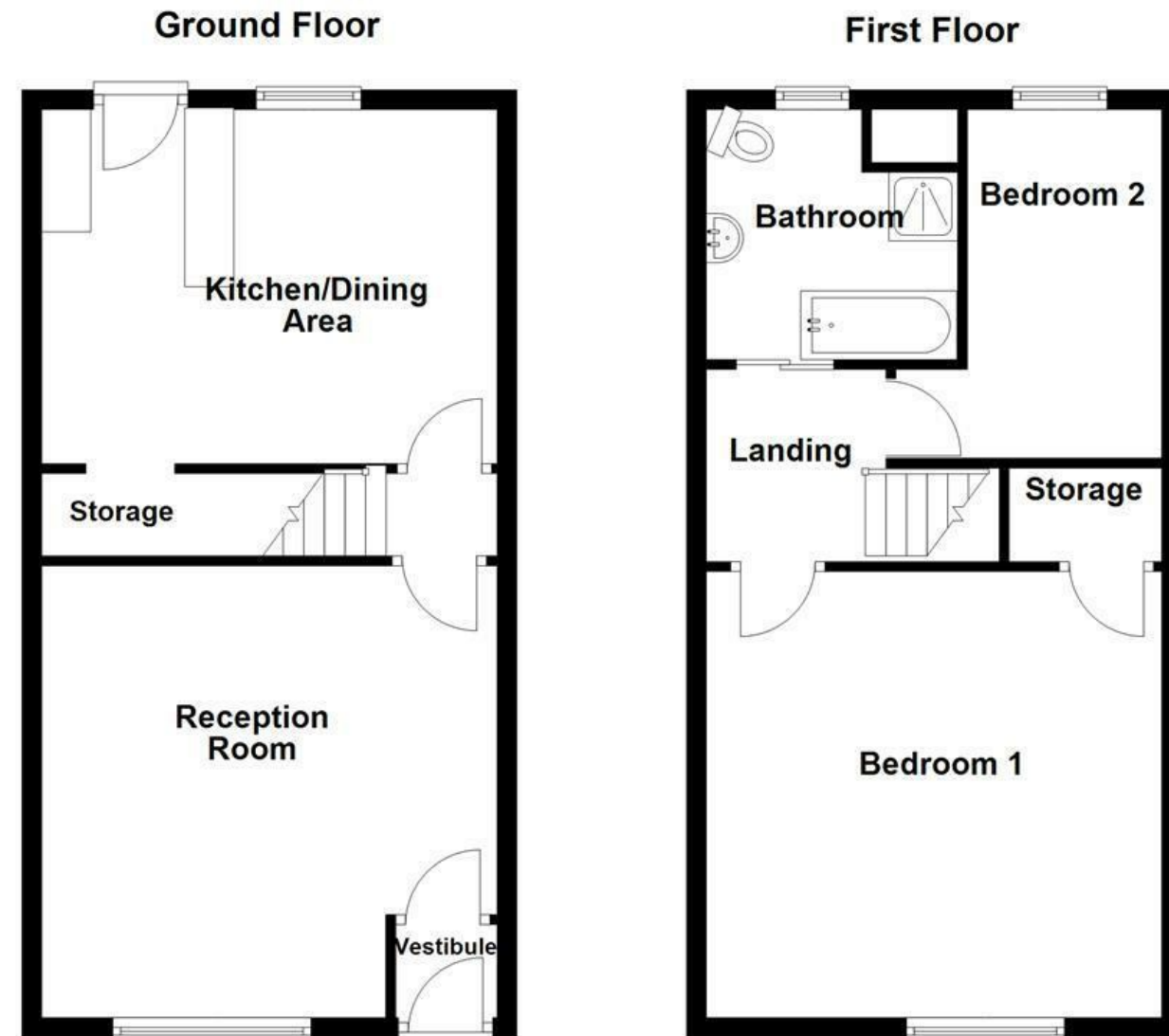




Bury Road, Haslingden, BB4 5PL

£89,950

AN ENVIABLE COTTAGE PROPERTY

Offering spacious rooms bursting with potential, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Haslingden. With no chain delay, two generously sized bedrooms and being a complete blank canvas, this property, once updated has the potential to be the perfect home for any small family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Rawtenstall, Bury and major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room guides you through to an inner hallway which leads through to a kitchen and houses a staircase to the first floor. The first floor comprises of doors on to two generously sized bedrooms and a bathroom. Externally there is an enclosed yard to the rear and garden to the front with paving and bedding areas.

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

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.

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- Tenure Freehold
 - On Street Parking
 - No Chain Delay
 - Easy Access To Major Network Links
- Council Tax Band A
 - Viewing Essential
 - Two Generously Sized Bedrooms
- EPC Rating TBC
 - Ideal Investment Opportunity
 - Close Proximity To Local Amenities

Ground Floor

Entrance
Composite Double glazed door to vestibule.

Vestibule
3'5 x 3'1 (1.04m x 0.94m)
Hard wood single glazed frosted door to reception room.

Reception room
15'3 x 15'1 (4.65m x 4.60m)
UPVC double glazed leaded window, central heating radiator, coving, dado rail, gas fire integrated alcove shelving, two feature wall lights, television point and door to inner hall.

Inner Hall
4'3 x 2'9 (1.30m x 0.84m)
Door to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area
15'3 x 11'10 (4.65m x 3.61m)
UPVC double glazed window, central heating radiator, range of mixed wall and base units, marble and wood effect surface, stainless steel sink and drainer with mixer tap, space for oven, fridge freezer and washing machine, Worcester boiler, under stairs storage and UPVC double glazed frosted door to rear.

First Floor

Landing
6'1 x 5'9 (1.85m x 1.75m)
Doors to two bedrooms and bathroom.

Bedroom One
15'3 x 15'1 (4.65m x 4.60m)
UPVC double glazed leaded window, central heating radiator and over stairs storage with loft access.

Bedroom Two
12' x 8'10 (3.66m x 2.69m)
UPVC double glazed window and central heating radiator.

Bathroom
8'9 x 8'5 (2.67m x 2.57m)
UPVC double glazed frosted window, heated towel rail, four piece suite, low flush W/C, pedestal wash basin, panel bath, electric feed shower, tiled elevation and linen cupboard.

External

Front
Garden with paving and bedding areas.

Rear
Enclosed yard.

