


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Poplar Street, Haslingden, BB4 5LY

### £175,000

#### CHARMING THREE BEDROOM MID TERRACE PROPERTY

Situated on Poplar Street in Haslingden, this delightful mid-terrace house offers a perfect blend of comfort and modern living. With three spacious bedrooms, this property is ideal for families or those seeking extra space. The well-appointed modern bathroom ensures convenience and style, catering to all your daily needs.

As you enter, you are welcomed by two inviting reception rooms that provide ample space for relaxation and entertaining. The open plan lounge and kitchen create a warm and sociable atmosphere, perfect for family gatherings or hosting friends. The contemporary design of the kitchen is both functional and aesthetically pleasing, making it a joy to cook and dine in.

One of the standout features of this property is the large rear yard, offering a private outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying a quiet evening under the stars.

This home is not only well-situated in a friendly neighbourhood but also provides easy access to local amenities, schools, and transport links, making it a convenient choice for modern living. Whether you are a first-time buyer or looking to settle into a new family home, this property on Poplar Street is sure to impress. Don't miss the opportunity to make this lovely house your new home.



# Poplar Street, Haslingden, BB4 5LY

## £175,000

 3  1  2  D

- Tenure Leasehold
  - On Street Parking
  - Ample Rear Yard Space
  - Fitted Kitchen And Three Piece Bathroom Suite
- Council Tax Band A
  - Ideal family Home
  - Close Proximity To Local Amenities
- EPC Rating D
  - Three Generously Sized Bedrooms
  - Easy Access To Major Network Links

### Ground Floor

#### Entrance

Composite frosted door to vestibule.

#### Vestibule

3'4 x 3'4 (1.02m x 1.02m)

Door to reception room one.

#### Reception Room

13'11 x 11'3 (4.24m x 3.43m)

UPVC double glazed window, two central heating radiators, ornate open fire place with decorative surround, coving, shelving, stairs to first floor and door to reception room two.

#### Reception Room Two

14'5 x 13'10 (4.39m x 4.22m)

UPVC double glazed window, central heating radiator, coving, log burner with stone flag hearth and surround, television point, under stairs storage and open to kitchen.

#### Under Stairs Storage

Space for fridge freezer, meter cupboard, smart meter and Hive heating system.

#### Kitchen

9'8 x 6'6 (2.95m x 1.98m)

Two UPVC double glazed windows, range of wall and base units, marble effect work top, composite one and a half sink and drainer with mixer tap, integrated oven with four ring gas hob, glass splash back, extractor hood, integrated fridge, plumbed for washing machine, wood effect flooring and UPVC double glazed frosted door to rear.

### First Floor

#### Landing

8'5 x 7'2 (2.57m x 2.18m)

Smoke alarm, doors to bathroom, two bedrooms and stairs to second floor.

#### Bedroom One

14'3 x 12' (4.34m x 3.66m)

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

#### Bedroom Two

11'3 x 7'11 (3.43m x 2.41m)

UPVC double glazed window and central heating radiator.

#### Bathroom

9'3 x 5'11 (2.82m x 1.80m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, overhead direct feed rainfall shower, tiled elevation, coving, spotlights and lino flooring.

### Second Floor

#### Bedroom Three

15'7 x 12'7 (4.75m x 3.84m)

UPVC double glazed window and central heating radiator.

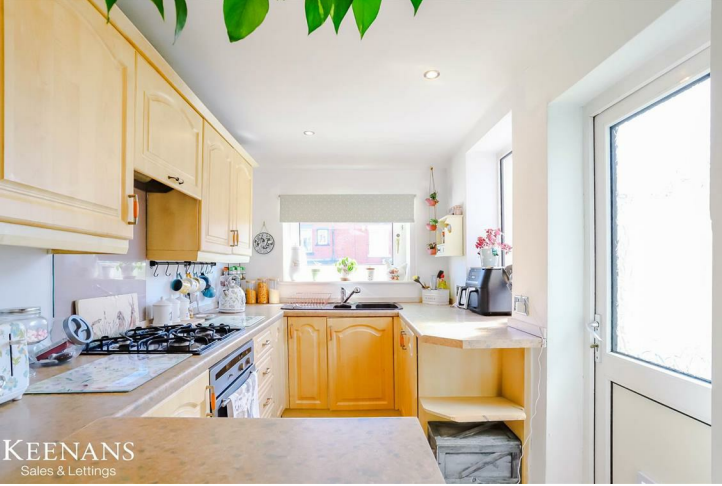
#### External

#### Rear

Enclosed paved yard, stone chippings, timber shed, bedding areas with mature shrubs and gate to shared access road.

#### Front

Enclosed paved courtyard with stone chippings.



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