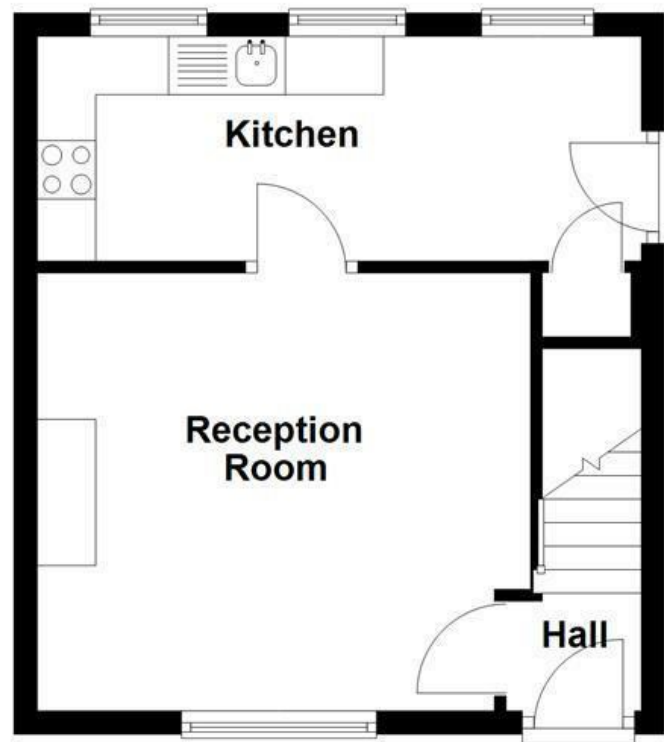
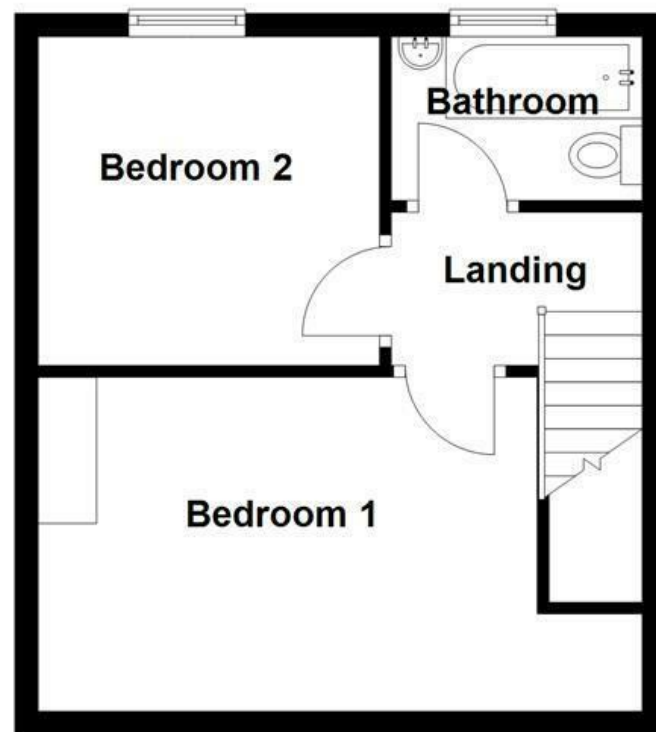


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(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.

## Hillside Road, Haslingden, BB4 5NN

### £145,000

#### THE PERFECT FIRST TIME HOME OR RENTAL INVESTMENT

Nestled on the charming Hillside Road in Haslingden, this delightful semi-detached house presents an excellent opportunity for first-time buyers or those seeking a rental investment. The property boasts two generously sized bedrooms, providing ample space for relaxation and rest. The well-appointed three-piece family bathroom ensures convenience for daily living.

The heart of the home is the spacious reception room, perfect for entertaining guests or enjoying quiet evenings in. Natural light floods the area, creating a warm and inviting atmosphere.

Outside, the property features well-maintained lawned gardens both at the front and rear, offering a lovely outdoor space for gardening enthusiasts or for children to play.

Situated in a popular location, this home is conveniently close to a variety of amenities, schools, and essential commuter routes, making it an ideal choice for families and professionals alike. This property is not just a house; it is a place where memories can be made. Don't miss the chance to make it your own.

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# Hillside Road, Haslingden, BB4 5NN

## £145,000

 2  1  1  D

- Semi Detached Property
  - Fitted Kitchen
  - On Street Parking
  - EPC Rating: TBC
- Two Generous Bedrooms
  - Three Piece Bathroom
  - Tenure: Freehold
- Spacious Reception Room
  - Gardens Front And Rear With Countryside Views
  - Council Tax Band: A

### Ground Floor

#### Hall

3'10 x 3'1 (1.17m x 0.94m)

Composite double glazed frosted entrance door, central heating radiator, smoke alarm, wood effect flooring, stairs to first floor and door to reception room.

#### Reception Room

13'10 x 12'4 (4.22m x 3.76m)

UPVC double glazed window, central heating radiator, electric fire, marble effect hearth and surround, wood mantle, TV point, wood effect flooring and door to kitchen.

#### Kitchen

17' x 6'4 (5.18m x 1.93m)

Three UPVC double glazed windows, central heating radiator, wall and base units, laminate worktops, integrated oven, four burner gas hob, extractor fan, tiled splash back, stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, under stairs storage, vinyl flooring and composite double glazed frosted door to rear.

### First Floor

#### Landing

UPVC double glazed frosted window, loft access, smoke alarm and doors to two bedrooms and bathroom.

#### Bedroom One

14' x 9'5 (4.27m x 2.87m)

UPVC double glazed window, central heating radiator and over stairs storage.

#### Bedroom Two

9'7 x 9'4 (2.92m x 2.84m)

UPVC double glazed window and central heating radiator.

#### Bathroom

6'11 x 4'7 (2.11m x 1.40m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and electric feed shower over, tiled elevation and tiled floor.

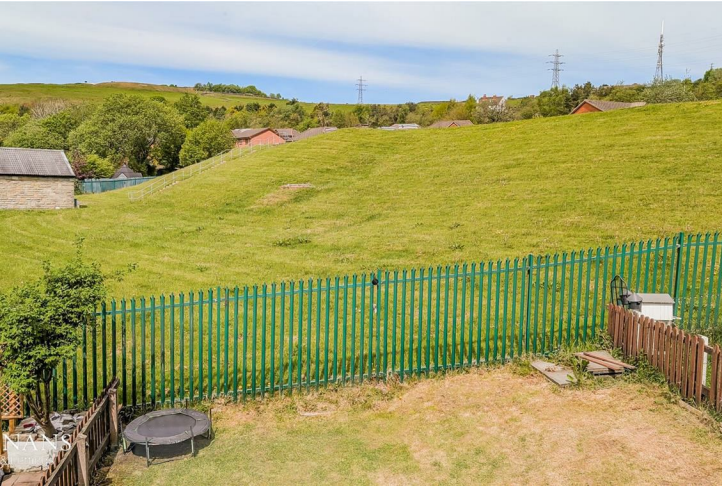
### External

#### Front

Laid to lawn garden and paved path.

#### Rear

Laid to lawn garden, paving and storage shed.



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