



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.

Blackburn Road, Haslingden, BB4 5JG

Offers Over £140,000

AN ENVIABLE FAMILY HOME

Having been presented and updated to the highest standard throughout with immaculate presentation, modern fixtures and fittings and stylish interiors, this exceptional three bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Haslingden. Situated on an elevated plot, this property offers an enviable open plan kitchen space, three generously sized bedrooms and has been a credit to the current owner who has transformed this property into a luxurious and stylish family home. With private outside space, stunning features and neutral decoration, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rawtenstall, Manchester, Accrington and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and contemporary fitted kitchen diner. The kitchen diner boasts modern wall and base units and leads out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom. Externally there is an enclosed yard to the rear with two outbuildings.

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

Blackburn Road, Haslingden, BB4 5JG
Offers Over £140,000

 3  1  1  D

- Immaculate Mid Terrace Property
 - Contempory Fitted Kitchen
 - On Street Parking
 - EPC Rating: D
- Three Bedrooms
 - Modern Three Piece Bathroom
 - Tenure: Leasehold
- Neutral Decoration Throughout
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Vestibule
4'10 x 3'8 (1.47m x 1.12m)

UPVC entrance door, wood effect laminate flooring and oak door to hall.

Hall
9'4 x 6'6 (2.84m x 1.98m)
Central heating radiator, smoke alarm, wood effect laminate flooring, stairs to first floor, oak door to reception room and open access to kitchen/dining room.

Kitchen/Dining Room
19'3 x 8'8 (5.87m x 2.64m)
UPVC double glazed window, central heating radiator, spotlights, wall and base units, wood effect worktops, stainless stell sink with draining board and mixer tap, integrated electric oven, four ring induction hob, extractor hood, space for fridge freezer, plumbing for washing machine, wood effect laminate flooring and uPVC double glazed French doors to rear.

Reception Room
13'10 x 12'9 (4.22m x 3.89m)
UPVC double glazed window, central heating radiator and TV point.

First Floor

Landing
19'3 x 12'11 (5.87m x 3.94m)
UPVC double glazed window, loft access, smoke alarm and oak doors to three bedrooms and bathroom.

Bedroom One
12'6 x 8'5 (3.81m x 2.57m)
UPVC double glazed window and central heating radiator.

Bedroom Two
9'8 x 8'3 (2.95m x 2.51m)
UPVC double glazed window and central heating radiator.

Bedroom Three
10'7 x 6'6 (3.23m x 1.98m)
UPVC double glazed window, central heating radiator and wood panel elevation.

Bathroom
9'8 x 4'9 (2.95m x 1.45m)
Central heated towel rail, spotlights, dual flush WC, pedestal wash basin with mixer tap, P shape bath with mixer tap and direct feed rainfall shower with rinse head over, extractor fan, tiled elevation and wood effect laminate flooring.

External
Enclosed stone chip yard with outbuilding.



Tel: 01706215618

www.keenans-estateagents.co.uk