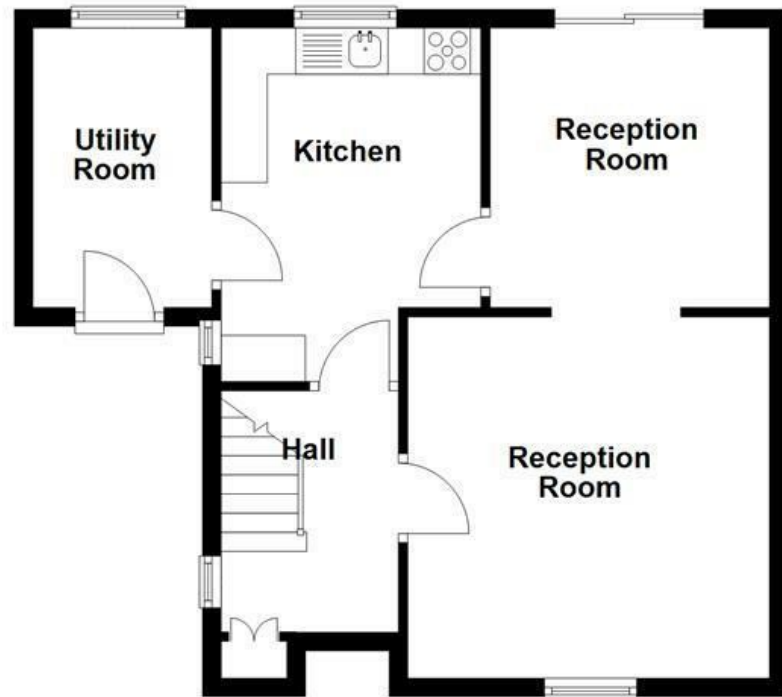
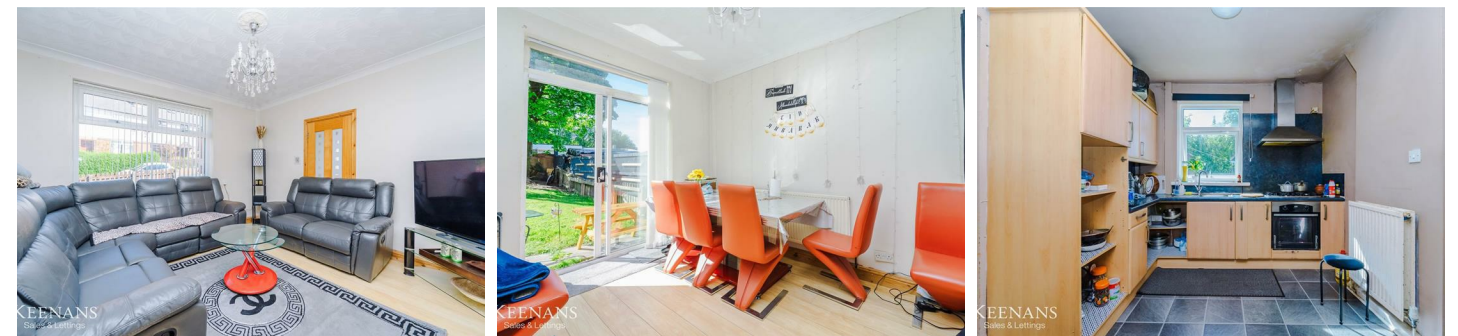
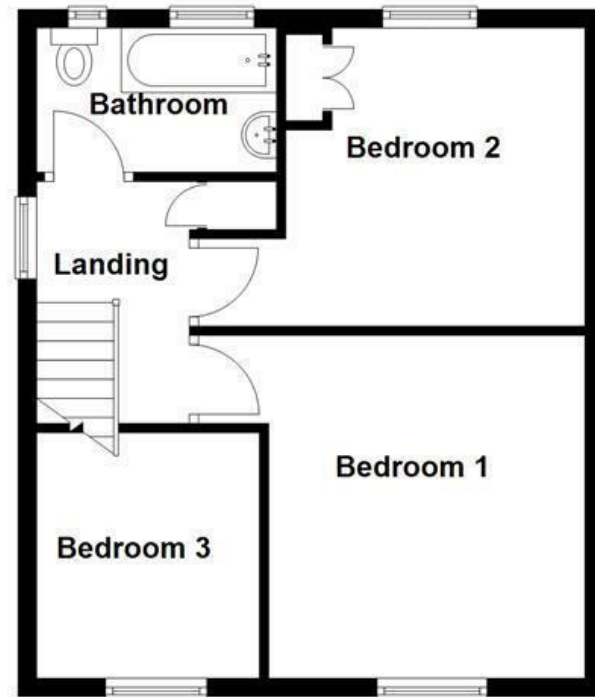




Ground Floor



First Floor



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

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.

## Meadows Avenue, Haslingden, BB4 5NR

### £170,000

#### AN ENVIABLE FAMILY HOME

Having been presented and maintained to the highest standard throughout with an abundance of indoor and outdoor space, neutral decoration and modern bathroom, this exceptional three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Haslingden. With newly fitted boiler, PVC doors, windows, soffits and fascias, as well as insulation in the loft, this property has been updated to make 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, Blackburn and major motorway links. With off road parking, three double bedrooms and being a complete blank canvas, this property is the perfect home for any family to put their own stamp on!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, fitted kitchen and houses a staircase to the first floor. The reception room leads on to a dining room which guides you through to the kitchen and out to the rear. The kitchen leads through to a utility room. The first floor comprises of doors on to three double bedrooms and a modern family bathroom. Externally there is an enclosed laid to lawn garden with paving and timber storage shed. To the front there is a laid to lawn garden with paving and off road parking.

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

# Meadows Avenue, Haslingden, BB4 5NR

## £170,000

**3****1****2****C**

- Semi Detached Property
  - Fitted Kitchen And Separate Utility Room
  - Off Road Parking
  - EPC Rating: C
- Three Bedrooms
  - Three Piece Bathroom
  - Tenure: Freehold
- Two Reception Rooms
  - Enclosed Rear Garden
  - Council Tax Band: A

### Ground Floor

#### Hall

8'7 x 6'7 (2.62m x 2.01m)

UPVC double glazed frosted entrance door, UPVC double glazed window, central heating radiator, storage cupboard, under stairs storage, wood effect laminate floor, stairs to first floor and doors to reception room one and kitchen.

#### Reception Room One

12'10 x 12'10 (3.91m x 3.91m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, wood effect laminate floor and open access to reception room two

#### Reception Room Two

9'11 x 9'11 (3.02m x 3.02m)

Central heating radiator, coving, ceiling rose, wood effect laminate floor, door to kitchen and UPVC double glazed sliding door to rear.

#### Kitchen

12'7 x 9'3 (3.84m x 2.82m)

Two UPVC double glazed windows, central heating radiator, wood effect wall and base units, granite effect worktops, granite effect splash back, stainless steel sink with draining board and mixer tap, integrated electric oven, five burner gas hob, extractor hood, tiled effect vinyl flooring and door to utility room.

#### Utility Room

10' x 6'4 (3.05m x 1.93m)

UPVC double glazed window, central heating radiator, plumbing for washing machine, space for fridge freezer, space for dryer, Main Eco boiler, wood effect lino flooring and UPVC double glazed frosted door to front.

### First Floor

#### Landing

8'7 x 5'10 (2.62m x 1.78m)

UPVC double glazed window, loft access, storage cupboard and doors to three bedrooms and bathroom.

#### Bedroom One

13'9 x 11'7 (4.19m x 3.53m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

#### Bedroom Two

13'9 x 11'4 (4.19m x 3.45m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

#### Bedroom Three

8'9 x 8'3 (2.67m x 2.51m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

### Bathroom

8'6 x 5'1 (2.59m x 1.55m)

Two UPVC double glazed frosted windows, spotlights, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed rainfall shower and rinse head over, extractor fan, PVC panel ceiling, PVC panel elevation and tiled floor.

### Exterbak

#### Front

Laid to lawn garden and driveway.

#### Rear

Laid to lawn garden and paving



Tel: 01706215618

www.keenans-estateagents.co.uk