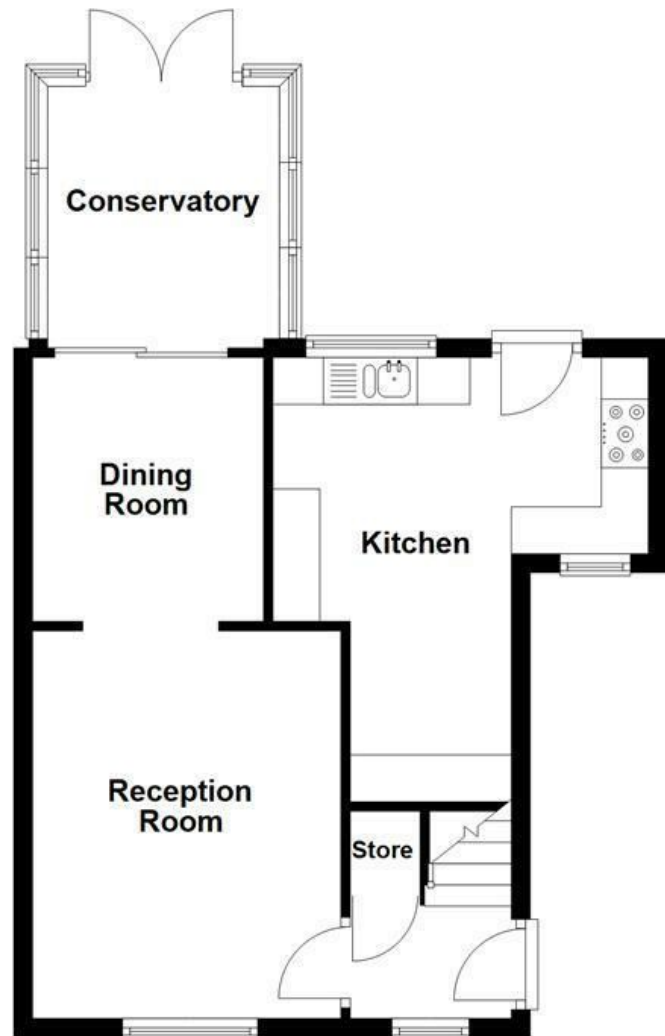
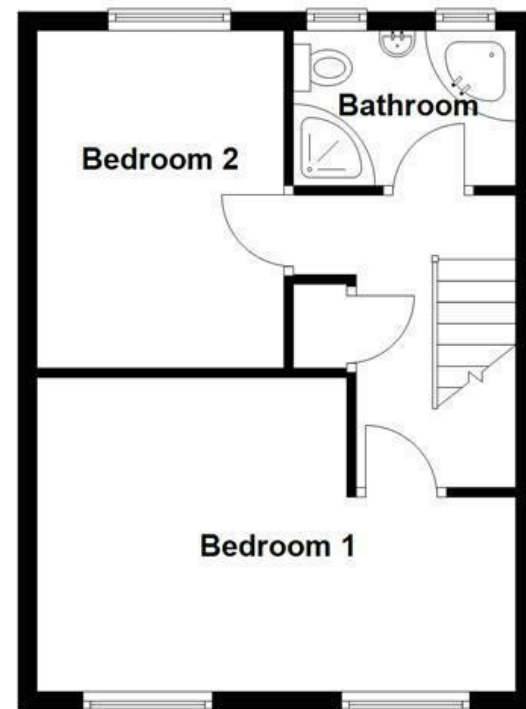


Ground Floor



First Floor



## York Avenue, Haslingden, BB4 4HG

### £180,000

AN ENVIABLE SEMI DETACHED PROPERTY

Situated on an impressive plot with an abundance of indoor space, not overlooked from the rear and bursting with potential, this enviable two double bedroom semi detached property is being proudly welcomed to the market in the desirable location of Haslingden. With ample off road parking, potential for a third bedroom to be added and no chain delay, this property is the perfect home for any buyer to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rawtenstall, Accrington, Manchester and major motorway links.

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

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) <b>A</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 firms employment has the authority to make or give any representation or warranty in respect of the property.



# York Avenue, Haslingden, BB4 4HG

## £180,000



- Semi Detached Property
  - Fitted Kitchen
  - Off Road Parking
  - EPC Rating TBC
- Two Bedrooms
  - Bursting with Potential
  - Tenure Freehold
- Four Piece Bathroom Suite
  - Extensive Plot
  - Council Tax Band B

### Ground Floor

#### Entrance Hall

5'8 x 5'0 (1.73m x 1.52m)  
UPVC double glazed frosted front door, UPVC double glazed leaded window, central heating radiator, storage cupboard, wood effect laminate flooring, hardwood single glazed door to reception room and stairs to first floor.

#### Reception Room

13'6 x 10'9 (4.11m x 3.28m)  
UPVC double glazed leaded window, cornice coving, two feature wall lights, gas fire with granite hearth and surround, television point, wood effect laminate flooring and open arch to dining room.

#### Dining Room

9'2 x 8'1 (2.79m x 2.46m)  
Central heating radiator, cornice coving, smoke detector, wood effect laminate flooring, UPVC double glazed sliding door to conservatory and hardwood single glazed frosted door to kitchen.

#### Conservatory

9'2 x 8'1 (2.79m x 2.46m)  
UPVC double glazed window, central heating radiator, polycarbonate roof and UPVC double glazed French doors to rear.

#### Kitchen

15'0 x 13'1 (4.57m x 3.99m)  
Two UPVC double glazed windows, central heating radiator, range of wood effect panelled wall and base units with granite effect work surfaces, tiled splashback, composite one and a half bowl sink and drainer with mixer tap, four door Belling range with eight ring gas hob and extractor hood, integrated fridge and freezer, integrated dishwasher, tiled flooring and UPVC double glazed frosted door to rear.

### First Floor

#### Landing

11'1 x 7'11 (3.38m x 2.41m)  
UPVC double glazed leaded window, loft access, smoke detector, storage cupboard, doors leading to two bedrooms and bathroom.

#### Bedroom One

16'10 x 11'0 (5.13m x 3.35m)  
Two UPVC double glazed leaded windows, two central heating radiators, ceiling fan and television point.

#### Bedroom Two

11'9 x 8'8 (3.58m x 2.64m)  
UPVC double glazed window and central heating radiator.

#### Bathroom

7'11 x 5'5 (2.41m x 1.65m)  
Two UPVC double glazed frosted windows, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel corner bath with mixer tap, rinse head and jets, corner direct feed shower enclosed, tiled elevations and tiled flooring.

### External

### Rear

Laid to lawn garden with paving and bedding areas.

### Front

Laid to lawn garden and off road parking.



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