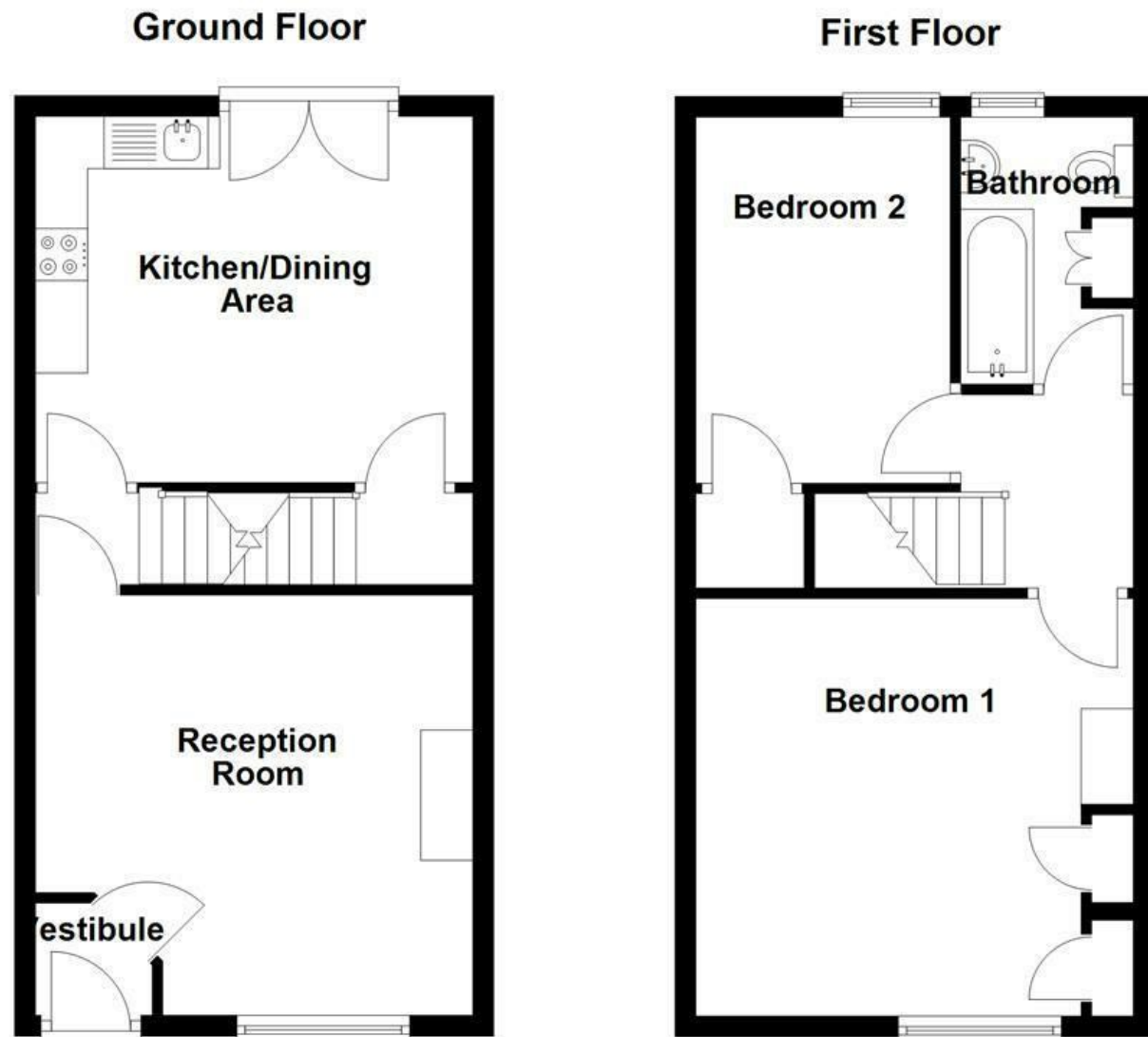




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.

Grane Road, Haslingden, BB4 5ED

Offers Over £140,000

SPACIOUS FAMILY HOME IN ROSSENDALE

Situated on Grane Road in the charming town of Haslingden, Rossendale, this delightful house presents an excellent opportunity for families seeking a comfortable and inviting home. The property boasts a generous living room that offers ample space for relaxation and family gatherings, creating a warm atmosphere for everyday living.

The kitchen and dining area are thoughtfully designed, providing a perfect setting for family meals and entertaining guests. This open-plan space is ideal for those who enjoy cooking and socialising simultaneously, making it the heart of the home.

Outside, the rear enclosed yard offers a private retreat, perfect for children to play safely or for hosting summer barbecues with friends and family. The convenience of street parking adds to the appeal, ensuring that you will always have a place for your vehicle.

This property is not just a house; it is a family home waiting to be filled with love and laughter. With its spacious interiors and practical outdoor space, it is perfectly suited for those looking to settle in a friendly community. Don't miss the chance to make this lovely house your new home.

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Grane Road, Haslingden, BB4 5ED

Offers Over £140,000

 **2**  **1**  **1**  **D**

- Tenure Leasehold
 - On Street Parking
 - Three Piece Bathroom Suite
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Two Generously Sized Bedrooms
 - Viewing Essential
- EPC Rating D
 - Ample Kitchen and Dining Area
 - Ideal First Time Buy

Ground Floor

Entrance
Hardwood frosted glass door to vestibule.

Vestibule
3'9 x 3'5 (1.14m x 1.04m)
Dado rail and door to reception room.

Reception Room
13'9 x 13'3 (4.19m x 4.04m)
UPVC double glazed window, central heating radiator, dado rail, open fireplace with decorative surround, wood effect flooring and door to inner hall.

Inner Hall
Door to kitchen and stairs to first floor.

Kitchen
13'9 x 11'6 (4.19m x 3.51m)
UPVC double glazed French doors leading to a rear balcony, central heating radiator, range of wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, integrated oven, four ring electric hob, tiled splash back, space for under counter fridge, plumbing for washing machine, access to boiler, spotlights, tiled effect flooring and door to cellar.

First Floor

Landing
5'10 x 5'3 (1.78m x 1.60m)
Smoke alarm, doors to two bedrooms and bathroom.

Bedroom One
13'8 x 13'3 (4.17m x 4.04m)
UPVC double glazed window, central heating radiator, dado rail, fitted storage and ceiling fan light.

Bedroom Two
11'6 x 8' (3.51m x 2.44m)
UPVC double glazed window, central heating radiator, dado rail, fitted storage and loft access.

Bathroom
9' x 5'4 (2.74m x 1.63m)
UPVC double glazed frosted window, central heating towel rail, vanity top wash basin with mixer tap, panel bath with mixer tap, overhead electric feed shower, dual flush WC, part tiled elevation, wood laminate flooring and fitted storage.

External

Rear
Elevated decking, steps leading down to paved patio, gravel chipping bedding area with mature shrub and gate to shared access road.



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