



Peel Street, Haslingden, BB4 5DZ

£120,000

SPACIOUS TWO BEDROOM MID TERRACE PROPERTY

Situated in the heart of Haslingden, on the charming Peel Street, this mid-terrace house offers a perfect blend of comfort and convenience. With two generously sized double bedrooms, this property is ideal for couples, small families, or those seeking a bit of extra space.

As you enter, you are welcomed into a spacious and inviting reception room, making it a wonderful area for relaxation or entertaining guests. The adjoining large kitchen provides ample room for culinary creativity and family gatherings. The layout of the home is designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

The property also boasts a spacious family bathroom, ensuring that all your needs are met in terms of comfort and functionality. Outside, you will find both a front and rear yard, providing outdoor space for gardening, play, or simply enjoying the fresh air.

Situated in a great location, this home is surrounded by the vibrant community of Haslingden, with local amenities, parks, and transport links all within easy reach. This property presents an excellent opportunity for those looking to settle in a friendly neighbourhood while enjoying the benefits of modern living. Don't miss the chance to make this charming house your new home.

| 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.

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- Mid Terraced Property
 - Fitted Kitchen
 - On Street Parking
 - EPC Rating: TBC
- Two Spacious Bedrooms
 - Three Piece Bathroom
 - Tenure: Freehold
- One Reception Room
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Vestibule
4'4 x 3'4 (1.32m x 1.02m)
UPVC double glazed frosted entrance door, central heating radiator, wood effect lino flooring and doors to reception room and kitchen.

Reception Room
13'4 x 10'5 (4.06m x 3.18m)
UPVC double glazed window, central heating radiator and wall mounted inset gas fire,

Kitchen
13'10 x 13'3 (4.22m x 4.04m)
UPVC double glazed window, central heating radiator, spotlights, wall and base units, laminate worktops, stainless steel sink with draining board and traditional taps, integrated oven, four burner gas hob, extractor hood, plumbing for washing machine, space for fridge freezer, baxi boiler, under stairs storage, part tiled elevation, lino flooring and UPVC double glazed door to rear.

First Floor

Landing
7'11 x 5'10 (2.41m x 1.78m)
Smoke alarm and doors to two bedrooms and bathroom.

Bedroom One
14' x 13'2 (4.27m x 4.01m)
UPVC double glazed window and central heating radiator.

Bedroom Two
12'9 x 7'5 (3.89m x 2.26m)
UPVC double glazed window, central heating radiator loft access with ladders and boarded, over stairs storage.

Bathroom
9'4 x 6'2 (2.84m x 1.88m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with mixer tap and rinse head, part tiled elevation and wood effect lino flooring.

External

Front
Paved courtyard with stone chips.

Rear
Paved yard, artificial lawn, stone chips and gated access to rear.

