



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Hud Hey Road, Haslingden, BB4 5JH

Offers Over £175,000

THE PERFECT FIRST TIME HOME OR RENTAL INVESTMENT

Situated on Hud Hey Road in the picturesque town of Haslingden, this charming two-bedroom terraced house presents an excellent opportunity for first-time buyers or professional couples. The property boasts two generously sized double bedrooms, ensuring ample space for relaxation and rest. The well-lit living room provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The spacious dining kitchen is a highlight of the home, offering a delightful area for family meals and gatherings. Its thoughtful design maximises both functionality and comfort, making it an ideal space for culinary enthusiasts.

Situated in a convenient location, this property allows for easy access to a variety of local amenities, ensuring that daily necessities are just a stone's throw away. Additionally, major commuter routes towards Bury and Manchester are readily accessible, making this home perfect for those who travel for work or leisure.

With its blend of charm, practicality, and prime location, this terraced house on Hud Hey Road is a wonderful place to call home. Don't miss the chance to view this delightful property and envision your future in Haslingden.

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Offers Over £175,000

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

- Two Generously Sized Bedrooms
- Council Tax Band A
- Easy Access To Major Commuter Routes
- Viewing recommended
- Spacious Kitchen/Dining Area
- EPC Rating D
- Ideal First Time Buy
- Tenure Leasehold
- Close Proximity To Local Amenities
- On Street Parking

Ground Floor

Entrance

Composite door to vestibule.

Vestibule

4'3 x 3'4 (1.30m x 1.02m)

Tiled floor, cornice coving and door to hall.

Hall

11'8 x 3'4 (3.56m x 1.02m)

Central heating radiator, cornice coving, tiled floor, stairs to first floor, doors to reception room and kitchen/dining area.

Reception Room

12'6 x 11' (3.81m x 3.35m)

UPVC double glazed window, central heating radiator, cornice coving, decorative plasterwork to ceiling, picture rail, television point, two feature wall lights, living flame gas fire with decorative surround and marble hearth.

Kitchen/Dining Area

14'11 x 13'9 (4.55m x 4.19m)

UPVC double glazed window, range of wall and base units, granite effect surface and upstands, composite one and a half sink and drainer with mixer tap, integrated Neff electric oven with four ring induction hob, extractor hood, integrated microwave, dishwasher and double fridge, original stone flagged flooring, spotlights, television point, central heating radiator, door to utility and door to lower ground floor leading to cellar.

Utility

7'3 x 5'9 (2.21m x 1.75m)

Panelled storage cupboards, laminate work top, plumbed for washing machine, space for tumble dryer, integrated freezer, spotlights, sliding door to WC and composite door to rear.

WC

7'3 x 4 (2.21m x 1.22m)

UPVC double glazed window, low flush WC, wall mounted wash basin, central heating radiator and storage cupboard with access to boiler.

Cellar

11'8 x 11'1 (3.56m x 3.38m)

UPVC double glazed window, stone flag flooring, central heating radiator, lighting and power.

First Floor

Landing

Smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

14'11 x 12'7 (4.55m x 3.84m)

UPVC double glazed window, central heating radiator and cornice coving.

Bedroom Two

11'1 x 8'5 (3.38m x 2.57m)

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

Bathroom

13'8 x 5'11 (4.17m x 1.80m)

UPVC double glazed frosted window, central heating radiator, panel bath with mixer tap and rinse head, low flush WC, pedestal wash basin, double shower enclosure with direct feed shower, tiled elevation, fitted linen cupboard, vinyl flooring and extractor fan.

External

Rear

Enclosed paved yard.

Front

Paved courtyard.



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