



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(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	

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## Blackburn Road, Haslingden, BB4 5JF

### £150,000

#### ENVIABLE THREE BEDROOM MID TERRACE PROPERTY

Located on Blackburn Road in the charming town of Haslingden, Rossendale, this delightful three-bedroom mid-terrace house offers a perfect blend of modern living and traditional charm. Spanning four floors, the property is designed to accommodate the needs of a growing family or those seeking ample space.

Upon entering, you are welcomed into a spacious lounge on the ground floor, providing an inviting atmosphere for relaxation and entertaining. The modern kitchen is well-equipped, making it a joy to prepare meals and gather with loved ones.

Venturing down to the cellar, you will discover a versatile space that includes the third bedroom, ideal for guests or as a private study. Additionally, an office area is thoughtfully included, perfect for those who work from home or require a quiet space for study.

The lower ground floor features a practical utility room, a store room for all your essentials, and a convenient WC, ensuring that the home is both functional and comfortable.

On the first floor, you will find the family bathroom, which is well-appointed and serves the two spacious bedrooms, each offering a peaceful retreat at the end of the day.



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£150,000



- Impressive Mid Terrace Property
- Deceptively Spacious
- On Street Parking
- EPC Rating C
- Three Bedrooms
- Spread Across Four Floors
- Tenure Leasehold
- Three Piece Bathroom Suite
- Low Maintenance Rear Yard
- Council Tax Band A

## Ground Floor

### Entrance Hall

16'10 x 3'4 (5.13m x 1.02m )

Composite double glazed frosted front door, coving, wood effect flooring, doors leading to kitchen, reception room and stairs to first floor.

### Kitchen

13'2 x 8'8 (4.01m x 2.64m )

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with marble effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated high rise oven and microwave, four ring gas hob and extractor hood, integrated dishwasher, space for fridge freezer, PVC panelling to ceiling, spotlights and wood effect flooring.

### Reception Room

14'2 x 12'11 (4.32m x 3.94m)

UPVC double glazed window, central heating radiator, coving, wood effect flooring and door to stairs to lower ground floor.

## Lower Ground Floor

### Landing

6'8 x 2'8 (2.03m x 0.81m)

Smoke detector, tiled flooring, open to utility, door to bedroom three and stairs to sub-basement.

### Utility

13'2 x 3'4 (4.01m x 1.02m )

Plumbing for washing machine and door to office.

### Office

12'2 x 9'8 (3.71m x 2.95m)

Central heating radiator and wood effect flooring.

### Bedroom Three

12'8 x 10'6 (3.86m x 3.20m)

UPVC double glazed window, central heating radiator and under stairs storage.

## Sub-Basement

### Hall

3'3 x 3'3 (0.99m x 0.99m )

Composite door to rear, tiled flooring and door to snug.

### Snug

12'4 x 10'9 (3.76m x 3.28m)

Two UPVC double glazed windows, central heating radiator, high gloss base units with granite work surfaces, stainless steel sink with mixer tap, gas fire with tiled surround, doors to WC and storage.

### WC

6'1 x 2'9 (1.85m x 0.84m)

Dual flush WC, tiled effect flooring and door to store.

## Store

13'9 x 3'1 (4.19m x 0.94m)

Lighting.

## First Floor

### Landing

9'6 x 5'6 (2.90m x 1.68m)

Smoke detector, doors leading to two bedrooms and bathroom.

### Bedroom One

14'5 x 13'2 (4.39m x 4.01m )

UPVC double glazed window and central heating radiator.

### Bedroom Two

16'4 x 6'10 (4.98m x 2.08m)

UPVC double glazed window, central heating radiator and loft hatch.

### Bathroom

10'4 x 6'6 (3.15m x 1.98m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with traditional taps and overhead direct feed rainfall shower, PVC panelled elevations, spotlights and tiled flooring.

## External

### Rear

Enclosed concrete yard with gate to shared access.



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