



Park Street, Haslingden, BB4 5TF

Offers Over £165,000

SPACIOUS TERRACE IN HASLINGDEN WITH VIEWING ESSENTIAL

Situated in the area of Park Street, Haslingden, Rossendale, this delightful house offers a perfect blend of comfort and practicality. Upon entering, you are welcomed by two spacious reception rooms, ideal for both relaxation and entertaining. The second reception room conveniently leads to a generous kitchen, providing a seamless flow for family gatherings and culinary adventures.

Venturing upstairs, you will discover the main bedroom, which boasts ample space for furnishings and personal touches. Accompanying the main is a second well-proportioned bedroom, perfect for guests or family members. The shower room on this level is both functional and stylish, catering to your daily needs.

One of the standout features of this property is the fully boarded attic, which presents a versatile space that can be transformed into a spare room or utilised for extra storage. This added feature enhances the practicality of the home, making it suitable for a variety of lifestyles.

With its inviting atmosphere and thoughtful layout, this house on Park Street is an excellent opportunity for those seeking a comfortable and spacious living environment in the heart of Haslingden. Whether you are a first-time buyer or looking to settle into a family home, this property is sure to meet your needs.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 **2**  **1**  **2**  **E**

- Tenure Leasehold
 - On Street Parking
 - Abundance Of Indoor Space
 - Close Proximity To Local Amenities
- Council Tax Band A
 - Fitted Kitchen And Three Pirece Shower Room
 - Two Spacious Reception Rooms
- EPC Rating E
 - Ideal Family Home With Viewing Essential
 - Easy Access To Major Commuter Routes

Ground Floor

Velux window and eaves storage.

Entrance

UPVC double glazed door to hall.

Hall

15'4 x 3'4 (4.67m x 1.02m)

Central heating radiator, picture rail, coving, doors to two reception rooms, stairs to first floor and wood effect laminate flooring.

Reception Room One

12'6 x 12'3 (3.81m x 3.73m)

UPVC double glazed window, central heating radiator, picture rail, coving and wood effect laminate flooring.

Reception Room Two

14'8 x 12'6 (4.47m x 3.81m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring, open access to under stairs storage and door to kitchen.

Kitchen

9'10 x 8'4 (3.00m x 2.54m)

UPVC double glazed window, wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, integrated oven, five ring gas hob, tiled splash back, extractor hood, Space for American style fridge freezer, space for dishwasher, tiled effect laminate flooring and door to rear.

First Floor

Landing

Doors to two bedrooms, shower room and stairs to second floor.

Bedroom One

16' x 12'2 (4.88m x 3.71m)

Two UPVC double glazed windows and central heating radiator.

Bedroom Two

14'6 x 10'2 (4.42m x 3.10m)

UPVC double glazed window and central heating radiator.

Shower Room

10'2 x 8' (3.10m x 2.44m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head, extractor fan, tiled elevation, tile effect laminate flooring and door to boiler cupboard.

Second Floor

Attic Room One

15'11 x 8'10 (4.85m x 2.69m)

Velux window, central heating radiator, eaves storage and door to attic room two.

Attic Room Two

14'2 x 9'7 (4.32m x 2.92m)



Tel: 01706215618

www.keenans-estateagents.co.uk