



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		56	
(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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## 120 Manchester Road, Haslingden, BB4 6NP

### £120,000

A BEAUTIFULLY PRESENTED, THREE BEDROOMED MID-TERRACED PROPERTY IN A CONVENIENT AREA OF HASLINGDEN. Proudly introduced to the market in a highly recognised area of Haslingden, stands this beautifully maintained, deceptively spacious three bedroomed mid-terraced property. Situated within walking distance of schools, amenities and motorway links to Bury and Manchester. The property would make an ideal family home, though would equally suit a couple desiring more space a first time buyer/buy-to-let investor or anyone who commutes daily. Comprising briefly: entrance vestibule leading to a sizeable reception room which further leads through to a second reception room that houses a staircase to the first floor and has a door leading to a stunning fitted kitchen. The kitchen is fully fitted with a range of Grey gloss units and quality integrated appliances. From the kitchen you can access the back hallway which leads to a shower room. To the first floor, the property benefits from two bedrooms and a three-piece family bathroom. To the second floor there is a further double bedroom with Velux windows and eaves access. Externally, the property benefits from an enclosed yard. Viewings can be arranged by calling our Rawtenstall team at your convenience.

# 120 Manchester Road, Haslingden, BB4 6NP

£120,000



- Beautifully Presented Three Bedroomed Mid Terrace
- Shower Room
- Two Substantial Bedrooms
- Stylish Reception Room
- Luxury Modern Kitchen
- Velux Windows
- Separate Dining Room
- Traditional Bathroom
- Enclosed Yard

## Ground Floor

### Entrance

UPVC double glazed door to the vestibule.

### Vestibule

4'3" x 3'11" (1.30 x 1.19)  
Single glazed window and door to reception room one.

### Reception Room One

15'0" x 14'3" (4.57 x 4.34)  
UPVC double glazed window, central heating radiator, wood effect flooring, TV point, meter cupboard and single glazed door to reception room two.

### Reception Room Two

14'10" x 10'8" (4.52 x 3.25)  
UPVC double glazed window, central heating radiator, wood effect flooring, understairs storage and door to the kitchen.

### Kitchen

13'4" x 7'0" (4.06 x 2.13)  
UPVC double glazed window and door to the rear, tiled flooring range of grey gloss wall and base units with granite effect worktops and upstands, Lamona electric oven with four-ring gas hob and extractor fan, stainless steel sink with drainer and high-spout mixer tap, plumbing for washing machine, integrated Lamona dishwasher, washing machine and space for dryer, spotlights and open to inner hallway.

### Inner Hallway

5'0" x 2'7" (1.52 x 0.79)  
Door to the shower room.

### Shower Room

6'1" x 4'9" (1.85 x 1.45)  
UPVC double glazed frosted window, twin-flush WC, wall-mounted washbasin with traditional taps, central heating radiator, shower enclosure with direct-feed power shower, fully tiled elevations, spotlights and extractor fan.

## First Floor

### Landing

9'6" x 6'5" (2.90 x 1.96)  
Smoke alarm, doors to two bedrooms, bathroom and stairs to the second floor.

### Bedroom One

14'7" x 13'9" (4.45 x 4.19)  
UPVC double glazed window, central heating radiator and TV point.

### Bedroom Two

8'1" x 7'4" (2.46 x 2.24)  
UPVC double glazed window, central heating radiator and spotlights.

## Bathroom

7'2" x 6'11" (2.18 x 2.11)  
UPVC double glazed frosted window, panelled bath with telephone taps, low base WC and pedestal washbasin with mixer taps and tiled flooring.

## Second Floor

### Bedroom Three

18'8" x 17'3" (5.69 x 5.26)  
Three Velux windows with fitted blinds, spotlights, eaves storage and central heating radiator.

## External

### Rear

Wall/fence enclosed yard with paved stepping stones, stone-chippings and gated access.

## Agent's Notes

Council Tax Band A



Tel: 01706215618

www.keenans-estateagents.co.uk