



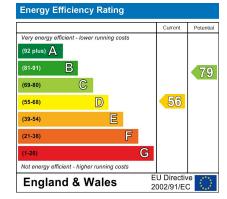






# 120 Manchester Road, Haslingden, BB4 6NP £120,000

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.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

# 120 Manchester Road, Haslingden, BB4 6NP £120,000











- Beautifully Presented Three Bedroomed
  Stylish Reception Room Mid Terrace
- Shower Room
- Two Substantial Bedrooms
- - 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)

# **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

# **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,

# **First Floor**

# Landing

9'6" x 6'5" (2.90 x 1.96)

Smoke alarm, doors to two bedrooms, bathroom and stairs to the

# **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

# **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, stonechippings and gated access.

# **Agent's Notes**

Council Tax Band A

















