

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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

Helmshore Road, Haslingden, BB4 4BG

Offers Over £340,000

A BEAUTIFUL AND SPACIOUS, FIVE-BEDROOM, BAY-FRONTED FAMILY HOME

Flowing internally with generously proportioned living accommodation finished with neutral decor and a blend of traditional character with contemporary fixtures and fittings, this five-bedroom, bay-fronted home is perfectly suited for a growing family looking for their dream home in an enviable location in Haslingden. The property offers easy access to all local amenities, schools and major commuter routes towards Bury, Manchester and beyond!

The property comprises briefly, to the ground floor: entrance through the vestibule to a welcoming hallway with stairs leading to the first floor and doors providing access to a recently installed understairs WC, two well proportioned reception rooms, and a contemporary fitted kitchen. To the first floor is a landing with stairs leading to the second floor and doors providing access to three bedrooms and a three-piece bathroom suite. One of the bedrooms on this floor benefits from an en suite shower. To the second floor is a landing with doors leading to two bedrooms, one of which has an adjoining dressing room/hobby room. Externally, the property boasts a laid to lawn front lawn with bedding areas and a path leading to the front entrance door. The rear is fully enclosed and has access into an external garage and laundry.

For further information, or to arrange a viewing, please contact our Rawtenstall team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Helmshore Road, Haslingden, BB4 4BG

Offers Over £340,000



- Beautiful End Terrace Family Home
- Contemporary Fitted Kitchen
- External Garage and Laundry
- EPC Rating E
- Five Bedrooms
- Original Features
- Tenure Leasehold
- Abundance of Indoor Space
- Recently Installed Understairs WC
- Council Tax Band C

Ground Floor

Entrance

Via a hard wood single glazed door to vestibule.

Vestibule

4'3 x 4'2 (1.30m x 1.27m)

Original tiled floor and a door to the hallway.

Hallway

18'10 x 8'7 (5.74m x 2.62m)

Hardwood double glazed window, central heating radiator, cornice coving, ceiling rose, wood effect floor, stairs to first floor, doors to downstairs WC, kitchen, reception room one and reception room two.

Reception Room One

15'2 x 14'2 (4.62m x 4.32m)

Hard wood double glazed bay window, central heating radiator, cornice coving, ceiling rose, living flame gas fire, tiled surround with decorative mantle and two feature wall lights.

Reception Room Two

14'10 x 12'10 (4.52m x 3.91m)

Two hard wood double glazed windows, two central heating radiators, coving, picture rail and a living flame gas fire.

Kitchen

10'10 x 10'2 (3.30m x 3.10m)

Hard wood double glazed window, range of panelled wall and base units with laminate work tops, oven with a four ring electric hob, extractor hood, inset stainless steel sink with integrated drainer ridges, spring mixer tap, plinth heater, integrated fridge freezer, tiled effect flooring, spotlights and hard wood single glazed frosted door to rear.

First Floor

Landing

Cornice coving, smoke alarm, stairs to second floor, doors to three bedrooms and bathroom.

Bedroom One

15'3 x 14'3 (4.65m x 4.34m)

Hard wood double glazed window, central heating radiator and coving.

Bedroom Two

12'11 x 11'7 (3.94m x 3.53m)

Hard wood double glazed window, central heating radiator, coving, doors to under stairs storage and en suite.

En Suite

5'1 x 3'4 (1.55m x 1.02m)

Pedestal wash basin, enclosed electric feed shower, part tiled elevation and extractor fan.

Bedroom Three

10'4 x 8'7 (3.15m x 2.62m)

Hard wood double glazed window, central heating radiator and cornice coving.

Bathroom

9'6 x 6'8 (2.90m x 2.03m)

Two hard wood double glazed frosted windows, central heating radiator, low bowl WC, pedestal wash basin with mixer tap, freestanding ball and claw roll top bath with mixer tap and rinse head, full tiled elevation, tiled flooring and fitted storage with enclosed boiler.

Second Floor

Landing

Smoke alarm and doors to two bedrooms.

Bedroom Four

12'2 x 9'7 (3.71m x 2.92m)

UPVC double glazed dormer window, storage heater, under eaves storage and door to dressing room/hobby room.

Dressing/Hobby/Office Room

15'2 x 10'10 (4.62m x 3.30m)

Velux window, wood effect flooring and access to under eave storage.

Bedroom Five

11'8 x 7'3 (3.56m x 2.21m)

UPVC double glazed dormer window, storage cupboard and storage heater.

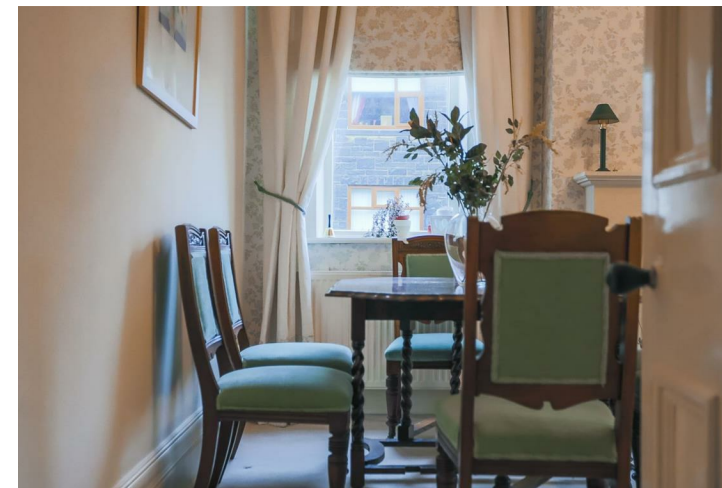
Exterior

Rear

Enclosed paved yard and bedding areas with access to external garage and laundry room.

Front

Garden with bedding areas, steps and path leading to the front entrance door.



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