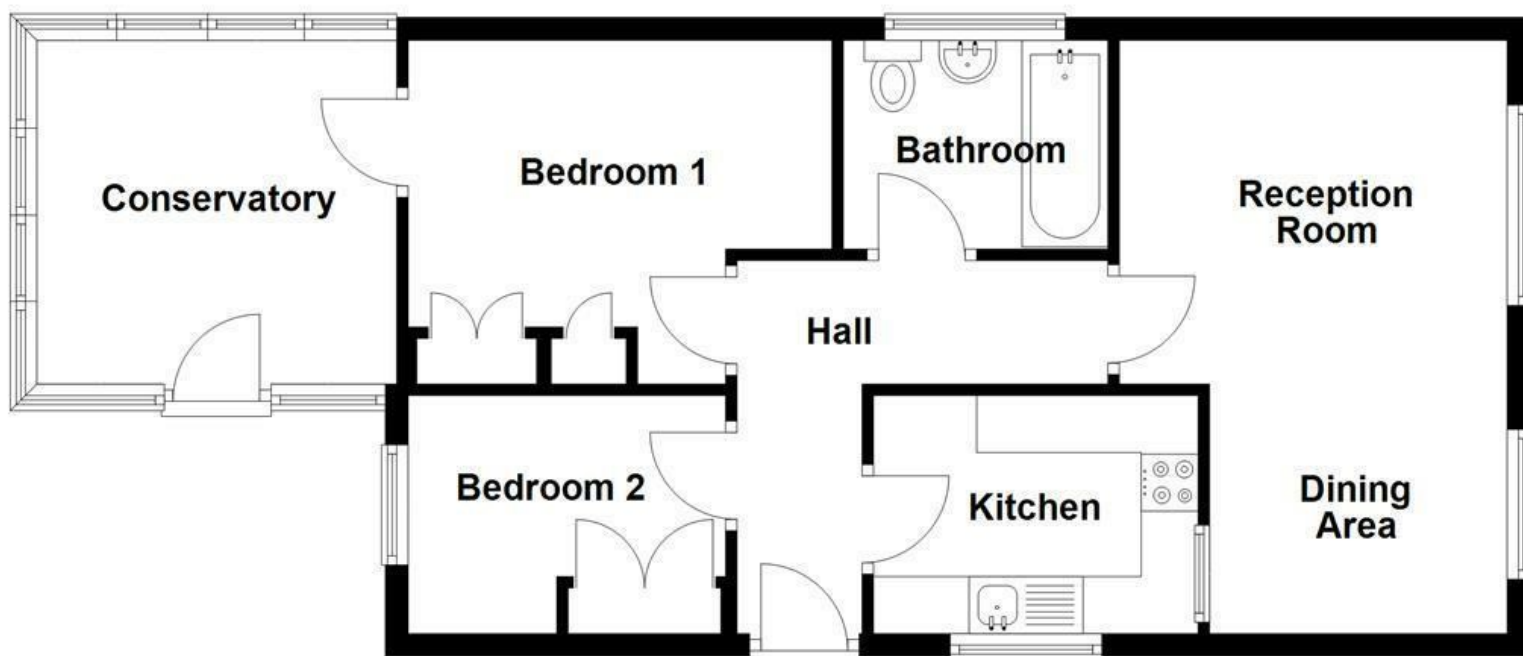


## Ground Floor



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			86
(81-91) B			
(69-80) C		66	
(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	

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.

## Hyacinth Close, Haslingden, BB4 6JU

### £225,000

TWO BED DETACHED BUNGALOW ON ENVIABLE PLOT

Hyacinth Close is conveniently placed close to Gregory Fold on the fringe of open countryside. Good local shops including the Post Office are located along nearby Broadway together with bus services into Haslingden & Rawtenstall. The A56 link can be picked up at the head of Broadway with the Bent Gate Roundabout providing easy commuting access to the surrounding towns of Burnley, Bury and Manchester beyond via the M66, M60 & M65 Motorways.

Standing on a stunning plot, with amazing views from its conservatory, this two bedroom detached true bungalow is located on an estate of exceedingly high demand. Early viewing is essential to appreciate this no chain property.

Please contact our Rossendale office for more information or to arrange a viewing.

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# Hyacinth Close, Haslingden, BB4 6JU

£225,000



- Detached Bungalow
- Spacious Reception Room
- Off Road Parking
- EPC Rating D
- Two Bedrooms
- Three Piece Bathroom
- Freehold
- Fitted Kitchen
- Front & Rear Gardens
- Council Tax Band C

## Ground Floor

### Entrance Hall

9'10" x 8'2" (3.02m x 2.5m)

UPVC entrance door, 'L' shaped hall with loft access and doors to reception room, kitchen, two bedrooms and shower room.

### Reception Room

11'2" x 10'3" (3.42m x 3.14m)

UPVC double glazed window, central heating radiator, television point, two feature wall lights, dado rail and open to the dining area.

### Dining Area

7'3" x 6'10" (2.22m x 2.1m)

UPVC double glazed window, central heating radiator, dado rail and serving hatch to the kitchen.

### Kitchen

9'4" x 6'10" (2.85m x 2.09m )

UPVC double glazed window, range of panelled wall and base units with laminate surfaces and tiled splashbacks, stainless steel sink with drainer and mixer tap, space for cooker, plumbing for washing machine, space for dryer and fridge freezer, Worcester boiler and tile effect flooring.

### Bedroom One

10'4" x 10'3" (3.16m x 3.13m )

Central heating radiator, fitted wardrobes and UPVC double glazed door to the conservatory.

### Conservatory

UPVC double glazed windows and UPVC double glazed door to the rear.

### Bedroom Two

8'5" x 6'10" (2.58m x 2.1m)

UPVC double glazed window with open views, central heating radiator and fitted wardrobes.

### Shower Room

7'1" x 6'0" (2.17m x 1.84m)

UPVC double glazed frosted window, walk in direct feed shower unit, pedestal wash basin, dual flush W/C, tiled elevations, extractor fan and wood effect flooring.

## External

### Front

Wrap around laid to lawn garden with paved pathways and hand rail to the entrance door. There is also space for off road parking for one vehicle.

### Rear

Enclosed multilevel paved and stone chipped garden with planted beds.



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