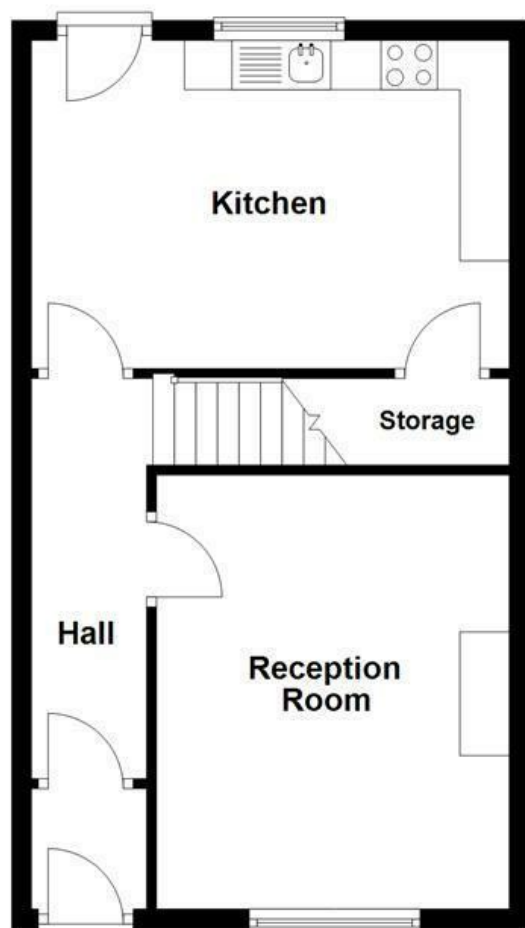
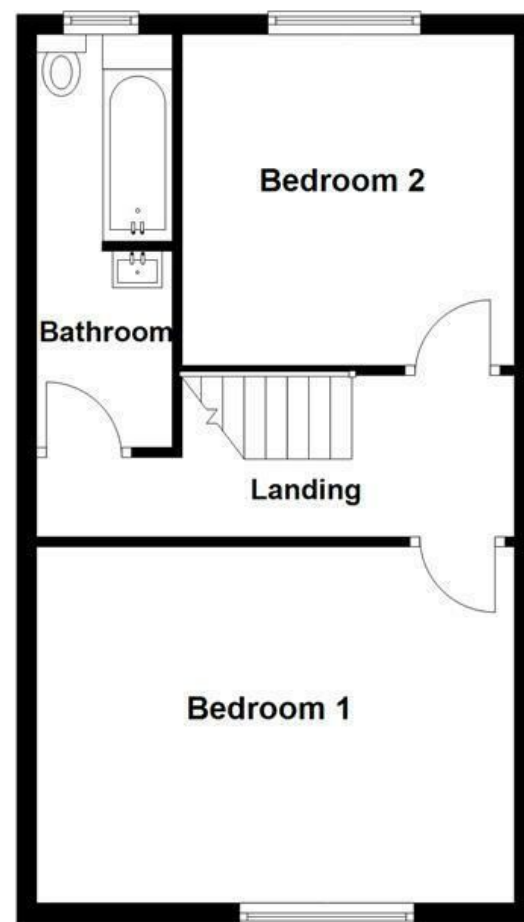


Ground Floor



First 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		71	
(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.

Blackburn Road, Haslingden, BB4 5HN

Offers Over £110,000

A FANTASTIC INVESTMENT OPPORTUNITY OR FIRST TIME HOME

Welcome to Blackburn Road, Haslingden - a charming location for this delightful two-bedroom mid-terrace house. Situated in a popular area, this property is perfectly suited for both investors and first-time buyers alike.

This lovely house offers a cosy and inviting atmosphere, ideal for those looking to settle down in a welcoming community. The two bedrooms provide ample space for a small family, a couple, or even as a home office for remote working.

One of the standout features of this property is the outside space, perfect for enjoying a morning cup of tea or hosting a summer barbecue with friends and family. The location offers a peaceful retreat from the hustle and bustle of everyday life, while still being conveniently located near local amenities.

Whether you're looking to start your property investment journey or searching for your first home, this mid-terrace house on Blackburn Road is a fantastic opportunity not to be missed. Don't hesitate to make this charming property your own and enjoy the comforts it has to offer in this desirable area of Rossendale.

For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansstateagents.

Blackburn Road, Haslingden, BB4 5HN

Offers Over £110,000



- Mid Terraced Property
- Fitted Kitchen
- Enclosed Multi-Level Rear Garden
- EPC Rating C
- Two Bedrooms
- Spacious Interiors
- Tenure Freehold
- Three Piece Bathroom
- Ideal Rental Investment
- Council Tax Band A

Ground Floor

Entrance Vestibule

4'0 x 3'10 (1.22m x 1.17m)

UPVC front door, smoke detector, feature wall light, tiled flooring and hardwood door to hall.

Hall

13'10 x 3'10 (4.22m x 1.17m)

Central heating radiator, two feature wall lights, tiled flooring, doors leading to reception room, kitchen and stairs to first floor.

Reception Room

14'5 x 11'9 (4.39m x 3.58m)

UPVC double glazed window, central heating radiator, television point, cast iron log burner with brick surround and wooden mantel.

Kitchen

15'11 x 10'11 (4.85m x 3.33m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate worktops, integrated oven with four ring gas hob and extractor hood, stainless steel sink and drainer with mixer tap, tiled splashback, space for fridge freezer, plumbing for washing machine, wood effect laminate flooring, door to understairs storage and UPVC door to rear.

First Floor

Landing

Central heating radiator, loft access, smoke detector, doors leading to two bedrooms and family bathroom.

Bedroom One

15'11 x 11'9 (4.85m x 3.58m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'2 x 10'6 (3.40m x 3.20m)

UPVC double glazed window and central heating radiator.

Bathroom

14'6 x 4'6 (4.42m x 1.37m)

UPVC double glazed frosted window, central heating radiator, central heated towel rail, low base WC, vanity top wash basin with mixer tap, P-shaped panel bath with direct feed shower overhead, part tiled elevations and tiled flooring.

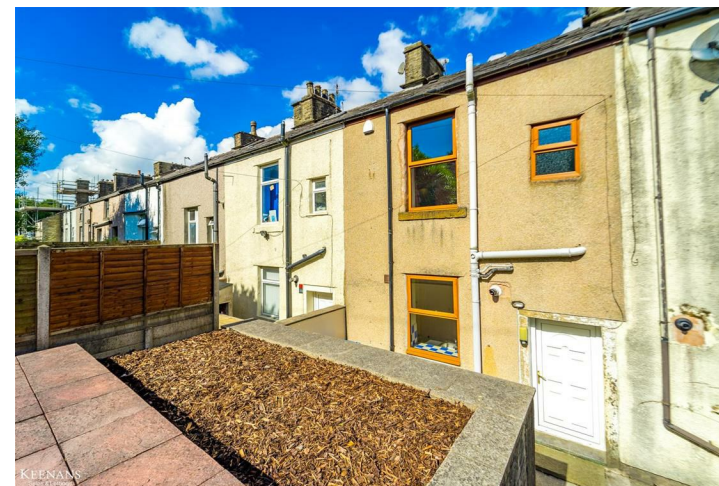
External

Rear

Enclosed multi-level patio.

Front

Enclosed courtyard with steps to entrance.



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