



Hudrake, Haslingden, BB4 5AL

Offers Over £100,000

TWO BEDROOM TERRACED HOME WITH GREAT POTENTIAL

Nested in the charming area of Hudrake, Haslingden, Rossendale, this house presents an exciting opportunity for those with a vision for renovation. While the property requires modernisation and updating, it offers a blank canvas for potential buyers to create a superb home tailored to their tastes or to develop a lucrative rental opportunity.

The house features two well-proportioned bedrooms, providing ample space for comfortable living. The generous living room is perfect for relaxation and entertaining, making it an inviting space for family and friends.

Conveniently located, the property boasts good access to major commuter routes, ensuring that you can easily reach nearby towns and cities. Additionally, local amenities are within close proximity, offering everything you need for day-to-day living.

This property is ideal for those looking to invest in a home that they can truly make their own. With a little imagination and effort, this house has the potential to become a delightful residence in a desirable location. Don't miss the chance to transform this property into your dream home or a valuable rental asset.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	62	89
(81-91) B		
(69-80) C		
(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.

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 2  1  1  D

- Mid Terraced Property
- Fitted Kitchen
- On Street Parking
- EPC Rating: D
- Two Bedrooms
- In Need of Modernisation
- Tenure: Freehold
- Spacious Reception Room
- Rear Tiered Garden
- Council Tax Band: A

Ground Floor

Vestibule

3'5 x 3'5 (1.04m x 1.04m)
UPVC double glazed entrance door and door to reception room.

Reception Room

14'1 x 14' (4.29m x 4.27m)
UPVC double glazed window, two central heating radiators, two feature wall lights, radiant gas fire, TV point and door to inner hall.

Inner Hall

Stairs to first floor and open access to kitchen.

Kitchen

14'1 x 9'8 (4.29m x 2.95m)
Hardwood double glazed window, central heating radiator, wall and base units, laminate worktops, integrated oven, four ring electric hood, tiled splash back, stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for dryer, space for fridge and doors to stairs for lower ground floor and hardwood single glazed door to rear.

Lower Ground Floor

Cellar

18' x 2'10 (5.49m x 0.86m)
Electric meter and fuse box.

First Floor

Landing

Smoke alarm and doors to two bedrooms and shower room.

Bedroom One

14'2 x 14' (4.32m x 4.27m)
UPVC double glazed window, central heating radiator and over stairs storage.

Bedroom Two

9'7 x 7'6 (2.92m x 2.29m)
Hardwood double glazed window and central heating radiator.

Shower Room

6'11 x 6'3 (2.11m x 1.91m)
Hardwood double glazed frosted window, central heating radiator, low flush W/C, pedestal wash basin with traditional taps, direct feed shower, extractor fan, part tiled elevation and tile effect flooring.

External

Front

Shared paved access and steps.

Rear

Multi level garden, bedding areas



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