

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			87
(81-91) B			
(69-80) C			
(55-68) D		60	
(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.

## Rock Hall Road, Haslingden, BB4 5RF

### £775

AN ENVIABLE END TERRACED PROPERTY

Benefiting from spectacular views, spacious rooms and having been presented and maintained beautifully throughout, this enviable two bedroom end terraced property is being proudly welcomed to the rental market in the sought after location of Haslingden. With modern fixtures and fittings, neutral decoration and being located within the most convenient yet semi rural location. Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rawtenstall, Manchester, Burnley and major motorway links. With two generously sized bedrooms, open plan kitchen diner and stunning views, this property is the perfect home for any small family or couple truly not to be missed!

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room then guides you on to an inner hallway which leads through to a kitchen diner and houses a staircase to the first floor. The first floor comprises of doors on to two generously sized bedrooms and modern shower room. Externally there is an enclosed yard to the rear with field views. To the front there is a tiered paved area.

For further information or to arrange a viewing please contact our Lettings team at your earliest convenience.

# Rock Hall Road, Haslingden, BB4 5RF

£775



- Short term let
- Possible Off Road Parking To Side Of Property
- Ideal Home For A Couple Or Small Family
- Close Proximity To Local Amenities
- Council Tax Band A
- Spacious Two Bedroom End Terraced Property
- Enviably Views To The Rear Of The Property
- EPC Rating D
- Ample Sized Contemporary Fitted Open Plan Kitchen/Diner
- Easy Access To Major Network Links

## Ground Floor

### Entrance

UPVC double glazed door to vestibule.

### Vestibule

3'10 x 3'2 (1.17m x 0.97m)

Central heating radiator, tiled floor and hard wood door to reception room.

### Reception Room

13'11 x 13'9 (4.24m x 4.19m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, gas fire with granite effect hearth and surround with oak mantle, meter cupboard, television point, wood effect laminate floor and hard wood door to inner hall.

### Inner Hall

3' x 2'4 (0.91m x 0.71m)

Wood effect laminate floor, open to kitchen/diner and stairs to first floor.

### Kitchen/Diner

13'9 x 10'2 (4.19m x 3.10m)

UPVC double glazed window, central heating radiator, range of cream gloss wall and base units, granite effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven with four ring induction hob and extractor hood, space for fridge freezer, plumbed for washing machine, coving, breakfast bar, under stairs storage, tiled floor and UPVC double glazed frosted door to rear.

## First Floor

### Landing

6'3 x 5'4 (1.91m x 1.63m)

Coving, smoke alarm, doors to two bedrooms and shower room.

### Bedroom One

13'11 x 13'9 (4.24m x 4.19m)

UPVC double glazed window, central heating radiator and coving.

### Bedroom Two

13'3 x 6'11 (4.04m x 2.11m)

UPVC double glazed window, central heating radiator, coving, over stairs storage and loft access.

### Shower Room

7'6 x 6'3 (2.29m x 1.91m)

UPVC double glazed frosted window, central heating radiator, three piece suite, dual flush WC, vanity top wash basin with mixer tap, enclosed double direct feed shower with rinse head, tiled elevation, PVC panel elevation, PVC to ceiling, extractor fan and granite effect lino.

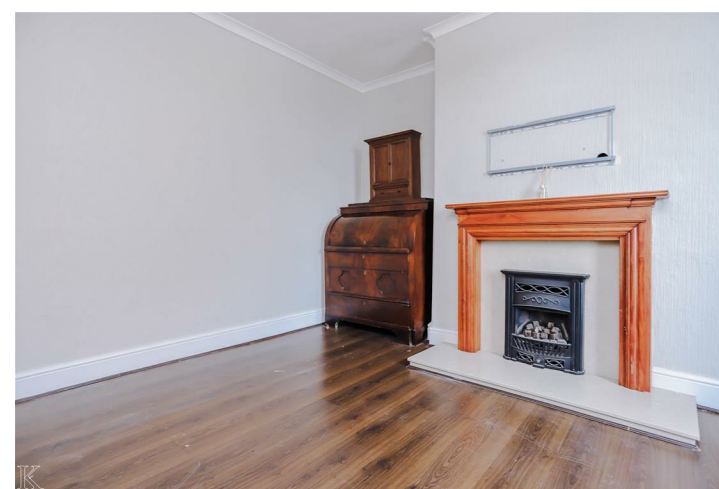
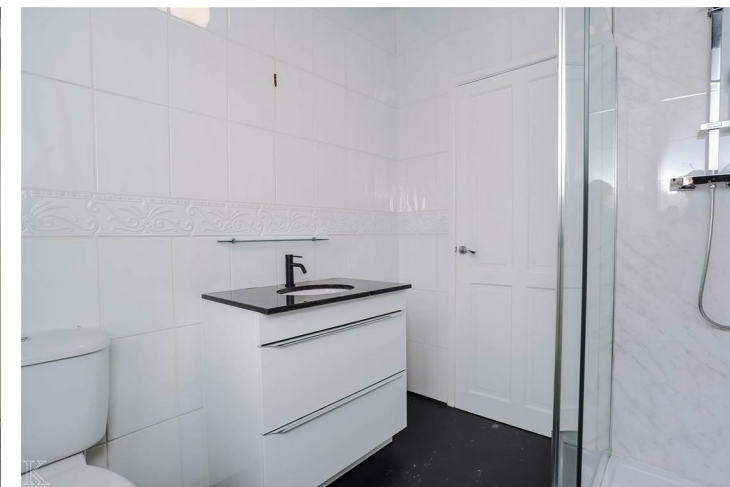
## External

### Front

Tiered paved area.

## Rear

Enclosed rear yard with field views.



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