



Park Crescent, Haslingden, BB4 6PS

Auction Guide £200,000

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Ground Floor

Entrance

UPVC double glazed frosted door to vestibule.

Vestibule

5'11 x 3'11 (1.80m x 1.19m)

Coving, storage cupboard, hard wood floor and hard wood single glazed frosted door to hall.

Hall

12'4 x 11'11 (3.76m x 3.63m)

Central heating radiator, coving, loft access, two storage cupboard, hard wood floor, doors to reception room, kitchen, three bedrooms and bathroom.

Reception Room

16'2 x 15'8 (4.93m x 4.78m)

UPVC double glazed window, central heating radiator, coving, gas fire with tiled hearth and surround, television point and UPVC double glazed door to rear.

Kitchen

11'9 x 8'9 (3.58m x 2.67m)

UPVC double glazed window, central heating radiator, coving, range of wood wall and base units, tiled surface and splash back, stainless steel sink and double drainer, electric oven and four ring electric hob, spotlights, coving, main Eco boiler, hard wood floor and open to inner hall.

Inner Hall

2'9 x 2'8 (0.84m x 0.81m)

Hard wood floor, store cupboard and hard wood single glazed frosted door to utility room/side porch.

Utility Room/Side Porch

15'5 x 2'11 (4.70m x 0.89m)

UPVC double glazed window, plumbed for washing machine, tiled floor and UPVC double glazed frosted door to side elevation.

Bedroom One

11'11 x 11'9 (3.63m x 3.58m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

Bedroom Two

9'10 x 9'10 (3.00m x 3.00m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Three

6'9 x 5'10 (2.06m x 1.78m)

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

Bathroom

8'8 x 7'11 (2.64m x 2.41m)

Hard wood single glazed frosted window, central heating radiator, three piece suite, panel bath with electric feed shower, pedestal wash basin, dual flush WC, tiled elevation, coving and hard wood floor.

First Floor

Landing

6'2 x 2'4 (1.88m x 0.71m)

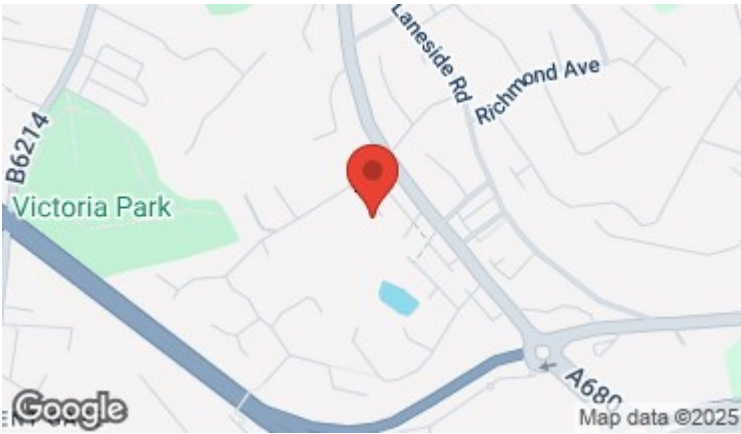
Eaves storage and door to loft room.

Loft Room

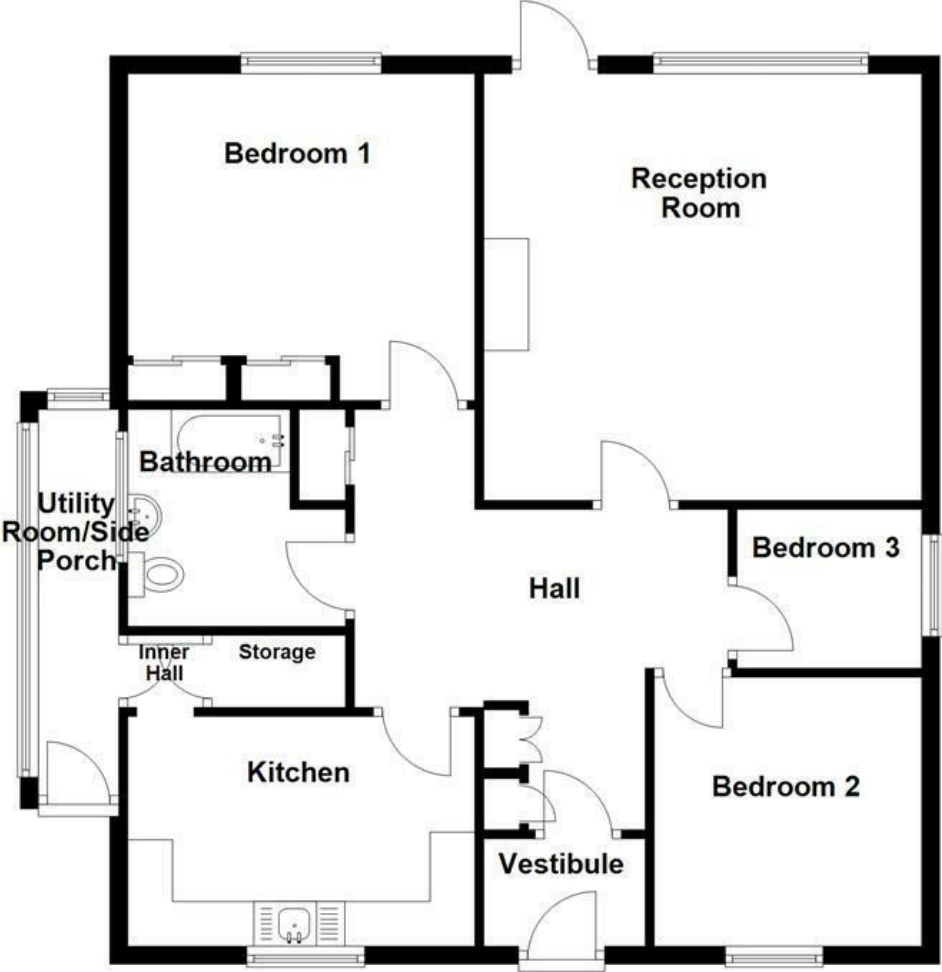
13'9 x 9'10 (4.19m x 3.00m)

Velux window and eaves storage.

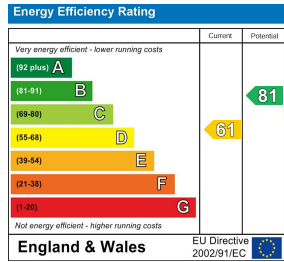
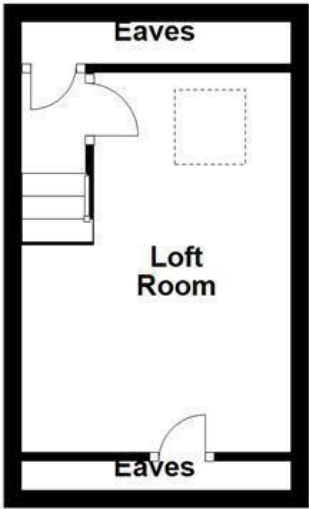




Ground Floor



First Floor



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