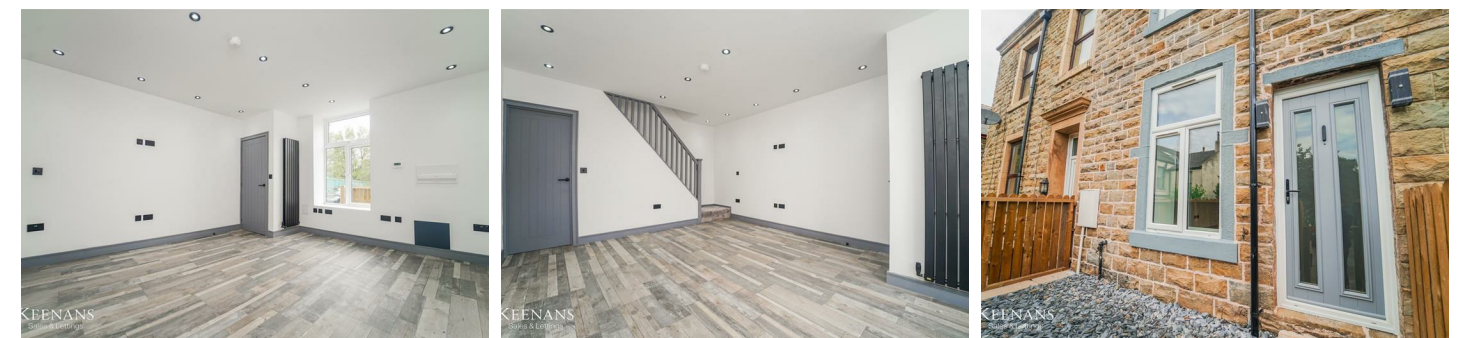
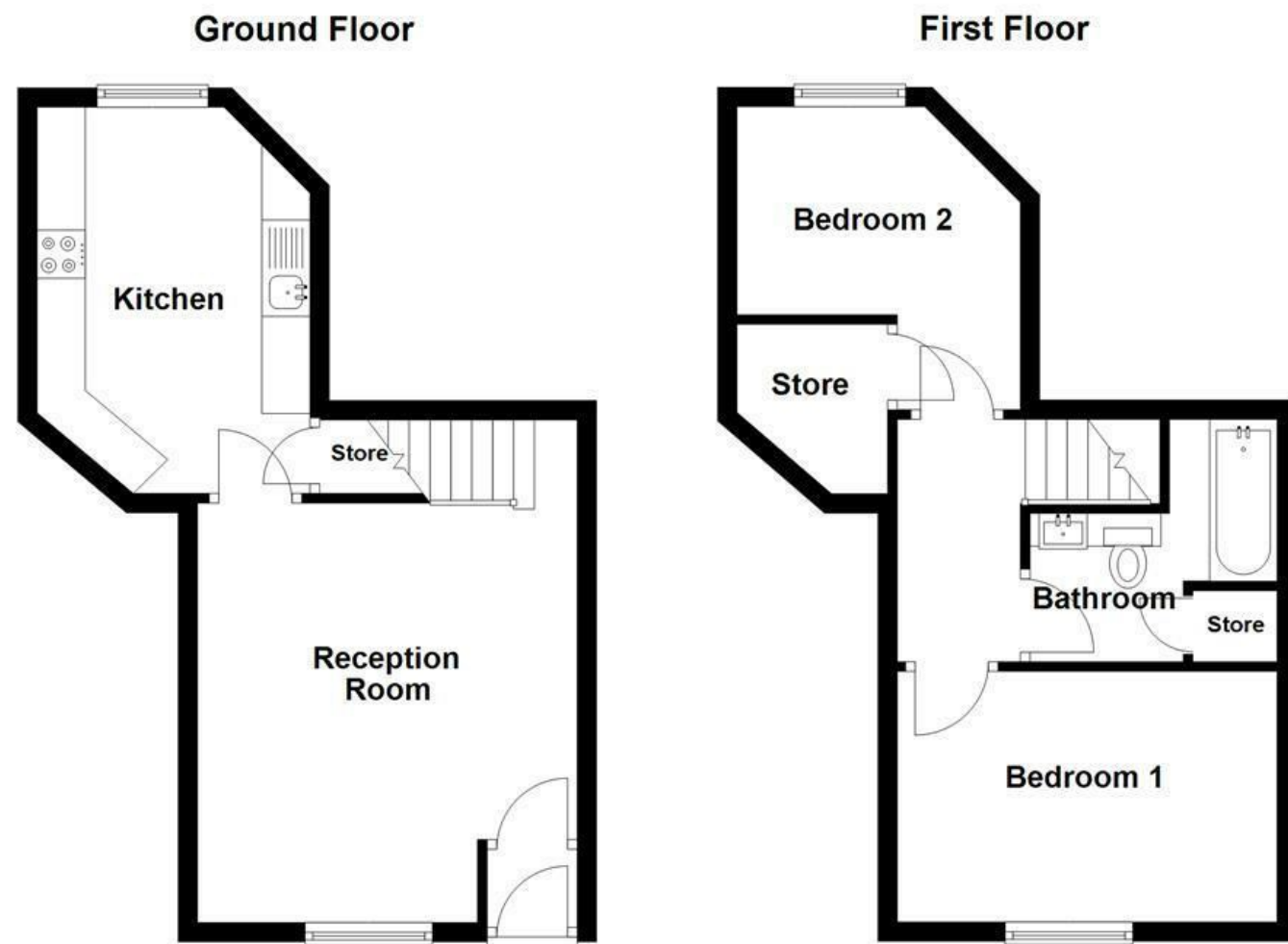




## Townsend Street, Haslingden, BB4 5DF

### £850 PCM

AN ENVIABLE MID TERRACED PROPERTY

Offering spacious rooms, neutral decoration and stylish interiors, this enviable two bedroom mid terraced property is being proudly welcomed to the rental market in the desirable location of Haslingden. Having been recently updated with modern fixtures, enviable modern fitted kitchen, as well as having been presented and maintained to the highest standard throughout, this fantastic property is the perfect home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rawtenstall, Accrington, Manchester and major motorway links.

The property comprises briefly; a welcoming entrance provides access through to a spacious reception room. The reception room leads openly on to a contemporary fitted kitchen and houses a staircase to the first floor. The first floor comprises of doors on to two generously sized bedrooms and a modern three piece bathroom. Externally there is a shared yard to the rear and a gated stone chipped forecourt to front.

For further information, or to arrange a viewing, please contact our Lettings team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 83                      | 83        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.

# Townsend Street, Haslingden, BB4 5DF

## £850 PCM

 **2**  **1**  **1**  **B**

- Fully Renovated Mid Terrace Property
- Two Bedrooms
- Three Piece Bathroom Suite
- Viewing Essential
- Modern Fitted Kitchen
- Perfect First Home
- On Street Parking
- Council Tax Band A
- EPC Rating B

### Ground Floor

#### Entrance Vestibule

3'1 x 2'5 (0.94m x 0.74m )

Composite triple glazed frosted front door, spotlights, wood effect flooring and door to reception room.

#### Reception Room

14'3 x 12'11 (4.34m x 3.94m)

UPVC triple glazed window, upright central heating radiator, spotlights, television point, wood effect flooring, door to kitchen and stairs to first floor.

#### Kitchen

13'2 x 9'8 (4.01m x 2.95m)

UPVC triple glazed window, central heating radiator, range of matte wall and base units with laminate work surfaces, composite sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, acrylic splashback, integrated fridge freezer, integrated dishwasher, integrated washer dryer, spotlights and wood effect flooring.

### First Floor

#### Landing

7'4 x 4'7 (2.24m x 1.40m)

Spotlights, doors leading to two bedrooms and bathroom.

#### Bedroom One

12'4 x 8'8 (3.76m x 2.64m )

UPVC triple glazed window, upright central heating radiator, spotlights and wood effect flooring.

#### Bedroom Two

10'6 x 9'5 (3.20m x 2.87m )

UPVC triple glazed window, upright central heating radiator, spotlights, fitted storage and wood effect flooring.

#### Bathroom

7'4 x 4'3 (2.24m x 1.30m )

Central heated towel rail, vanity top wash basin with mixer tap, dual flush WC, panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, shaving point, wall mounted toothbrush charger, spotlights, extractor fan, fitted storage, wood effect flooring and fitted electric mirror.

### External

#### Front

Gated forecourt with paving.

### AGENTS NOTES

#### Rear

Enclosed shared yard accessed via gate.



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