




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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(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.



Manchester Road, Haslingden, BB4 6PU

£850

IMMACULATE RENOVATED TWO BEDROOM HOME

Welcome to this charming two bedroom terraced house located on Manchester Road in the sought-after area of Haslingden, Rossendale.

This beautifully presented home is perfect for those seeking a cosy and inviting living space. The property boasts a convenient location with easy access to major motorway networks, making commuting a breeze for residents.

Situated in a highly desirable location, this house offers not just a place to live, but a lifestyle. Whether you're looking to relax in a peaceful environment or explore the vibrant surroundings, this property provides the best of both worlds.

Don't miss out on the opportunity to make this house your home. Contact our Lettings Team today to arrange a viewing and experience the charm of Manchester Road for yourself.

For upcoming properties make sure you follow our Instagram @Keenans.ea and Facebook @KeenansEstateAgents

Manchester Road, Haslingden, BB4 6PU

£850

 2  1  1  E

- Immaculate Terraced Property
- Two Bedrooms
- Three Piece Bathroom
- Contemporary Fitted Kitchen
- Spacious Interiors
- Complete Blank Canvas
- Low Maintenance Garden to Rear

Ground Floor

Reception Room

14'6 x 13'7 (4.42m x 4.14m)
UPVC double glazed frosted front door, UPVC double glazed window, central heating radiator, meter cupboard, television point, electric fire with wooden mantel and granite hearth, doors leading to understairs storage and inner hall.

Inner Hall

3'0 x 2'11 (0.91m x 0.89m)
Door leading to kitchen and stairs to first floor.

Kitchen

13'7 x 8'11 (4.14m x 2.72m)
UPVC double glazed box bay window, central heating radiator, range of wall and base units with laminate worktops, stainless steel sink and drainer with mixer tap, tiled splashback, integrated oven with four ring electric hob and extractor hood, part exposed brick elevation, space for under counter appliance, plumbing for washing machine, spotlights, tiled flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

10'6 x 6'1 (3.20m x 1.85m)
Loft access, doors leading to two bedrooms and family bathroom.

Bedroom One

13'7 x 11'4 (4.14m x 3.45m)
UPVC double glazed window and central heating radiator.

Bedroom Two

9'2 x 7'10 (2.79m x 2.39m)
UPVC double glazed window and central heating radiator.

Bathroom

15'7 x 5'5 (4.75m x 1.65m)
UPVC double glazed frosted window, central heating radiator, pedestal wash basin with mixer tap, dual flush WC, panel bath with traditional taps and overhead direct feed shower, boiler, part tiled elevations and tiled flooring.

External

Rear

Enclosed tiered garden with decking and stone chippings.



Tel: 01616960085

www.keenans-estateagents.co.uk