



pearson
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GRANE HOUSE GRANE ROAD
Rossendale, BB4 4PB
£1,100 PCM

GRANE HOUSE GRANE ROAD

Property at a glance

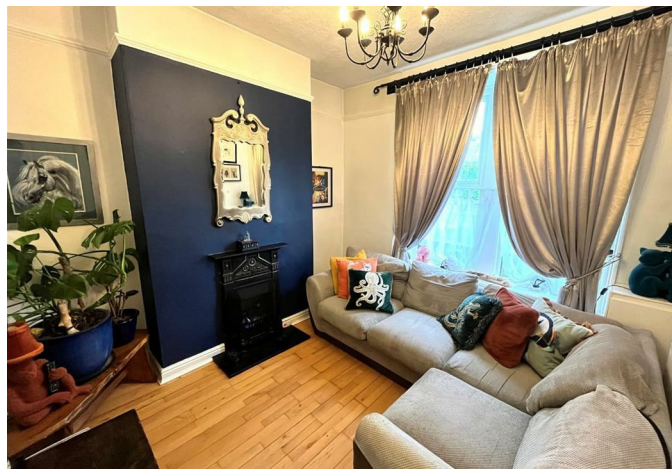
- Three bedrooms
- Two reception rooms
- Spacious throughout
- End Terrace
- Rear garden
- Garage

Grane House, Haslingden is a superbly presented 3 bedroom end terrace property surrounded by local countryside. The house is double glazed throughout, warmed by gas fired central heating as well as a gas fire in the lounge and a log burner in the rear reception room. The property briefly comprises of an open hallway with access to the lounge, stairs and large dining room. There is a good sized kitchen with multiple integrated appliances including, fridge/freezer, dishwasher, washing machine, 4 ring hob and oven. On the first floor is a large double bedroom, a single bedroom and a 4 piece family bathroom. On the second floor is a large bedroom with 3 piece ensuite and ample space for storage or even a home office too. To the rear of the property is a low maintenance enclosed garden with access to a garage with plenty of space for storage and a car.

EPC: TBC

Council Tax: B

Please note that you will be required to pay a Holding Deposit equivalent to one weeks rent upon application.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
35-44	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
35-44	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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