



Burnley Sales
& Lettings Ltd.

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78 Coal Clough Lane,
Burnley, BB11 4NW



2 Rifle Street

Haslingden, Rossendale, BB4 6NR

Offers in the region of

£100,000



Situated in the heart of Haslingden, with great links to all local amenities, schools & transport links; this three-bedroom end-terrace property would be ideal for first-time buyers or a welcome addition to any property portfolio.

Briefly comprising of a spacious lounge, modern kitchen with integrated oven & hob, convenient



Floor Plans

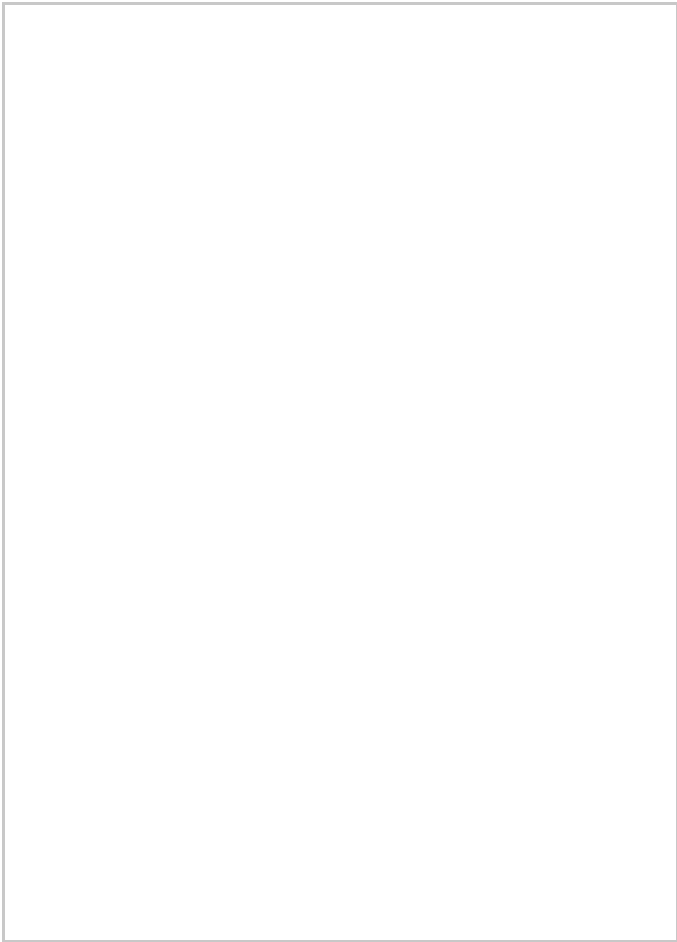
cellar/utility room with plumbing for washing machine. Following the stairs to the first floor, you find three bright bedrooms, and a three-piece family bathroom with additional over bath shower. Completing the accommodation on offer is a shared rear courtyard.

Call us now on 01282 476732 or email sales@burnleysl.co.uk to arrange a viewing today!

Additional benefits include uPVC Double Glazing and Gas Fired Central Heating throughout.

Picture living in this impressive family home and call us today on 01282 476732 or email sales@burnleysl.co.uk

EPC: Current:- E, 51 / Potential B, 84
Council Tax: Band A - Rossendale Council
Freehold



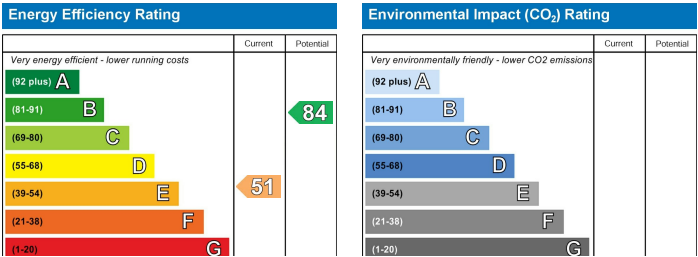
Area Map

Accommodation Details

- Lounge 14'07 x 11'09 (4.45m x 3.58m)
- Kitchen 8'02 x 7'11 (2.49m x 2.41m)
- Cellar / Utility Room 17'11 x 6'06 (5.46m x 1.98m)
- Bedroom One 10'09 x 8'10 (3.28m x 2.69m)
- Bedroom Two 8'11 x 7'05 (2.72m x 2.26m)
- Bedroom Three 7'07 x 6'07 (2.31m x 2.01m)
- Bathroom



Energy Efficiency Graph



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.