



The
Auction
Group

Cedar Avenue, Haslingden, BB4 5NH
Auction Guide £50,000

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Ground Floor

Entrance

UPVC double glazed door to hall.

Hall

3'4 x 2'11 (1.02m x 0.89m)

Stairs to first floor and open access to reception room.

Reception Room

13'2 x 11'9 (4.01m x 3.58m)

UPVC double glazed window, fireplace and door to kitchen.

Kitchen

17' x 7'8 (5.18m x 2.34m)

Two UPVC double glazed windows, central heating radiator, wall and base units, laminate work top, oven and microwave in a high rise unit, four ring hob, splash back and extractor hood, plumbed for washing machine, integrated fridge freezer, stainless steel sink and drainer with mixer tap, under stairs storage and door to rear.

First Floor

Landing

6'2 x 3'2 (1.88m x 0.97m)

UPVC double glazed frosted window, loft access, open access to two bedrooms and bathroom.

Bedroom One

11'4 x 10'2 (3.45m x 3.10m)

UPVC double glazed window and open access to dressing area.

Dressing Area

9'4 x 7'10 (2.84m x 2.39m)

UPVC double glazed window.

Bedroom Two

11'5 x 5'10 (3.48m x 1.78m)

UPVC double glazed window.

Bathroom

8' x 4'5 (2.44m x 1.35m)

UPVC double glazed window.

External

Front

Stone steps leading to front entrance door.

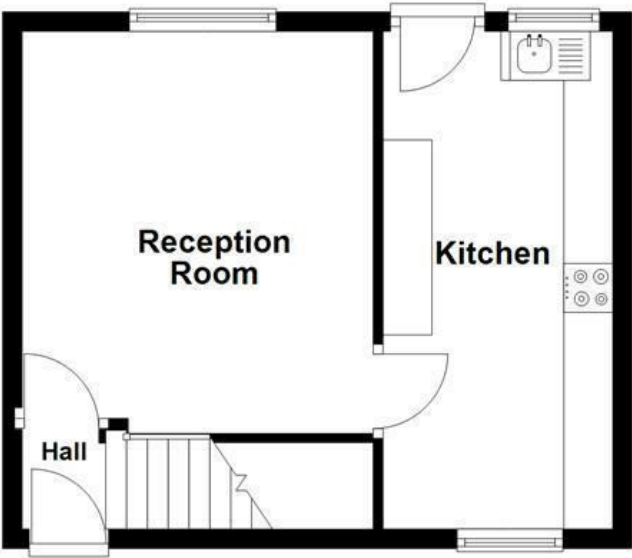
Rear

Enclosed garden with paving and timber shed.

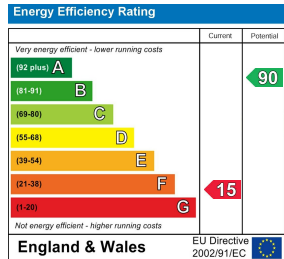
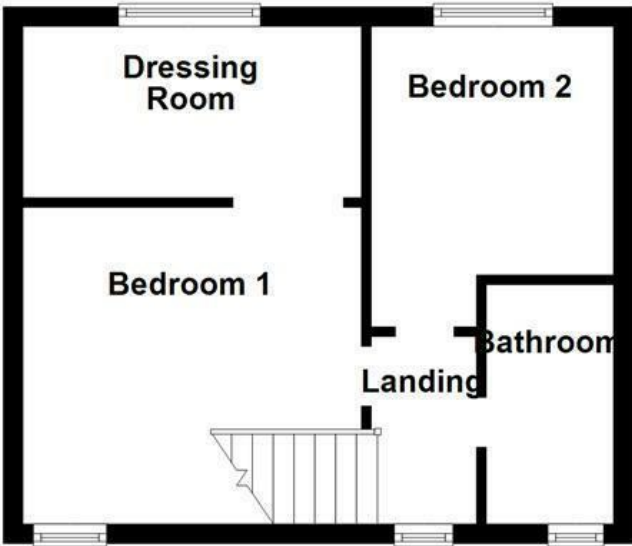




Ground Floor



First Floor



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