



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		60	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Haslingden Road, Guide, BB1 2NF

£189,950

SPACIOUS HOME WITH MODERN DECOR AND APPLIANCES

Welcome to this charming semi-detached house on Haslingden Road in Guide, Blackburn. This modern home boasts two reception rooms, four bedrooms, and a beautifully renovated bathroom.

Step inside to discover a spacious interior that has been recently updated to offer a comfortable and stylish living space. The property's two reception rooms provide ample space for entertaining guests or simply relaxing with your family.

One of the highlights of this property is the outside jacuzzi and shower room, perfect for unwinding after a long day or hosting summer gatherings with friends and family. Imagine soaking in the jacuzzi under the stars or enjoying a refreshing shower outdoors on a warm day.

Located in Guide, Blackburn, this home offers easy access to local amenities, making daily errands a breeze. Whether you're looking to grab groceries, dine out at a nearby restaurant, or take a leisurely stroll in the neighbourhood, everything you need is just a stone's throw away.

Don't miss out on the opportunity to make this lovely property your new home. Book a viewing today and experience the comfort and convenience that this semi-detached house has to offer.

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- Semi Detached Property
- Two Reception Rooms
- On Street Parking
- EPC Rating: D
- Four Bedrooms
- Fitted Kitchen With Separate Utility Room
- Freehold
- Modern Family Bathroom
- Enclosed Rear Yard With Spa Room And Timber Shed
- Council Tax Band: A

Ground Floor

Porch

10'1 x 4'8 (3.07m x 1.42m)

UPVC entrance door, two UPVC double glazed windows, tiled floor and UPVC door to hall.

Hall

6'11 x 4'10 (2.11m x 1.47m)

Central heating radiator, laminate floor, stairs to first floor and door to reception room one.

Reception Room One

12'9 x 11'10 (3.89m x 3.61m)

UPVC double glazed window, central heating radiator, laminate floor and doors to reception room two and kitchen.

Reception Room Two

13'9 x 12'10 (4.19m x 3.91m)

UPVC double glazed window, exposed beams, gas fire with stone surround and wood mantle, TV point and laminate floor.

Kitchen

9'7 x 7' (2.92m x 2.13m)

UPVC double glazed window, mix of wall and base units, granite worktops, one and half bowl stainless steel inset sink with mixer tap and draining ridges, integrated single oven, four ring induction hob, Bosch extractor hood, plumbing for washing machine, tiled splash back, laminate floor and door to utility room.

Utility Room

6'10 x 5'4 (2.08m x 1.63m)

UPVC double glazed frosted window, space for fridge, space for freezer, boiler access, part tiled elevations and laminate flooring.

First Floor

Landing

12'2 x 6' (3.71m x 1.83m)

UPVC double glazed window, stairs to second floor and doors to two bedrooms and bathroom.

Bedroom One

12'10 x 10'10 (3.91m x 3.30m)

UPVC double glazed window and central heating radiator.

Bedroom Two

12'7 x 7'5 (3.84m x 2.26m)

UPVC double glazed window and central heating radiator.

Bathroom

12' x 6' (3.66m x 1.83m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer taps, direct feed offset steam shower bath and laminate floor.

Second Floor

Landing

2'3 x 2'3 (0.69m x 0.69m)

Doors to two bedrooms.

Bedroom Three

12'5 x 9'6 (3.78m x 2.90m)

UPVC double glazed window and central heating radiator.

Bedroom Four

12'9 x 9'1 (3.89m x 2.77m)

Velux window and central heating radiator.

External

Rear

Concrete yard, spa room and timber shed with electricity.

Spa Room

18'7 x 8'4 (5.66m x 2.54m)

