



# 240 Helmshore Road

Haslingden

**Offers in the Region of: £215,000**



**Pendle Hill  
Properties**



240 Helmsore Road, Haslingden  
**£215,000 Offers in the  
Region of**

A three-bedroom end-terraced recently modernised property briefly comprises an open plan lounge/dining room, kitchen/breakfast room, study, three bedrooms, bathroom, rear garden, and outbuilding.



## LOUNGE/DINING ROOM

A spacious open plan lounge diner boasting an attractive central feature fireplace with wooden mantel briefly comprises laminate flooring, radiator, ceiling light point, and upvc patio doors to the rear.

## KITCHEN / BREAKFAST ROOM

A fully fitted kitchen with a range of base and wall mounted units with complimentary quartz worktops briefly comprises a four-ring gas hob with overhead extractor, integrated fridge/freezer, oven, microwave, undermount sink with drainers, and mixer tap, tiled splashback, space for a washing machine, and dryer, laminate flooring, ceiling light points, radiator, double-glazed windows to the front, and rear, and a upvc door to the rear.

## STUDY

Located to the front of the property the study briefly comprises a central gas fireplace with mantel, carpeted flooring, radiator, ceiling light point, and two, large, double-glazed windows.

## BEDROOM ONE

A spacious double bedroom located on the first floor with two double-glazed windows overlooking the front of the property briefly comprises carpeted flooring, fitted wardrobes, radiator, ceiling spotlights, and light point.

## BEDROOM TWO

Another double bedroom located on the first floor with a double-glazed window overlooking the rear briefly comprises carpeted flooring, radiator, and ceiling light point.

## BATHROOM

A family bathroom briefly comprising a bath with overhead rainfall shower attachment, low-level wc, floating basin sink, towel warmer, laminate flooring, and ceiling spotlights.

## BEDROOM THREE

The third bedroom currently utilised as an office briefly comprises carpeted flooring, radiator, ceiling light point, and a double-glazed window to the rear.

## EXTERNAL

To the rear is a private patio filled garden providing access to the outbuilding, and rear parking boasting mature shrub borders.

## ADDITIONAL INFORMATION

Tenure = Freehold

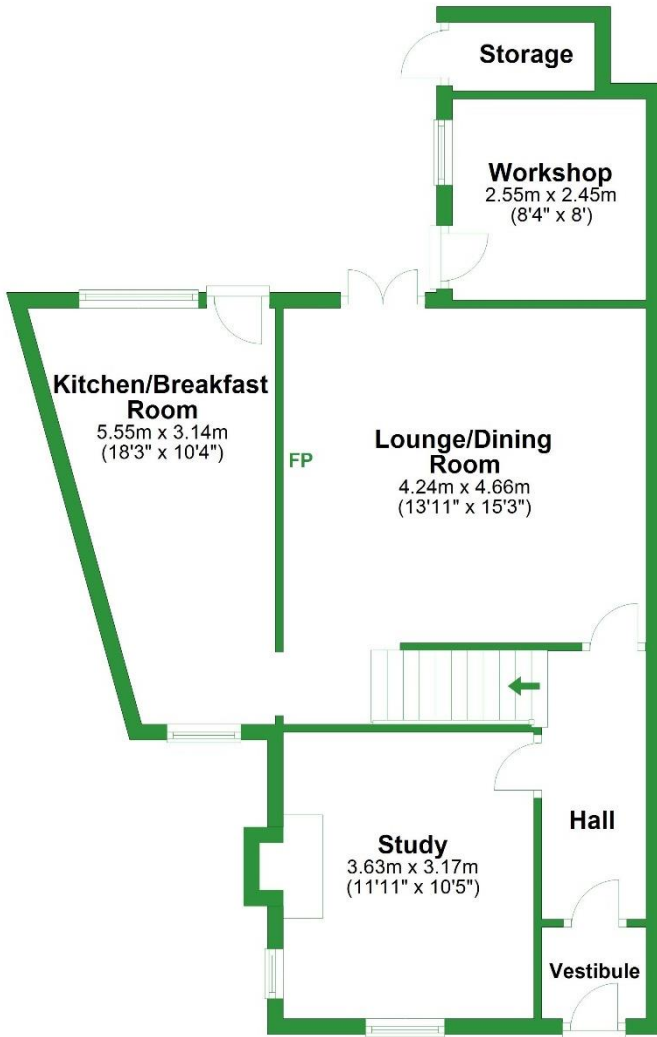
Council Tax Band = B

The outbuilding provides a workshop space with fitted units, and a ceiling light point.



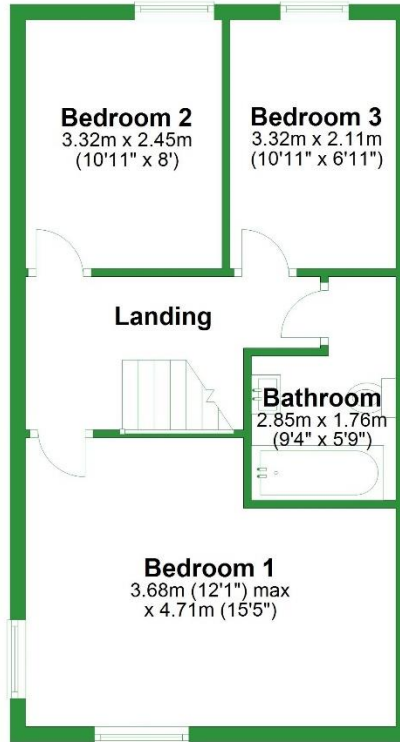
## Ground Floor

Approx. 62.8 sq. metres (676.0 sq. feet)



## First Floor

Approx. 42.0 sq. metres (452.0 sq. feet)



Total area: approx. 104.8 sq. metres (1128.0 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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