



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	77
England & Wales	EU Directive 2002/91/EC	

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.

Fern Terrace, Haslingden, BB4 5DY

£139,950

A TWO BEDROOM HOME IN HASLINGDEN

Conveniently situated in the heart of Haslingden, this bright two-bedroom home offers bright internal accommodation and is in a good location to walk into the town centre, whilst also being a short drive to Rawtenstall.

This property is ideally suited to a small family, a couple looking to find a home to move straight into. The property provides easy access to local amenities, close to well regarded schools as well as providing good access to commuter routes.

The property comprises briefly, to the ground floor: entrance through the vestibule which has a door leading to the hallway. The hallway has stairs to the first floor and doors providing access to two reception rooms. The second reception room has doors providing access to the kitchen and to the cellar. The kitchen is fitted with wall and base units and has a door providing access to the rear yard.

To the first floor, there is a landing with doors leading to two bedrooms, and a three piece bathroom suite.

Externally, to the front of the property there is an enclosed garden. To the rear of the property there is an enclosed yard with bedding areas and a garage.

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 2  1  2  D

- Tenure Leasehold
 - On Street Parking
 - Fitted Kitchen
 - Easy Access To Major Commuter Routes
- Council Tax Band B
 - Two Spacious Bedroom Mid Terraced Property
 - Ideal Home For Small Family
- EPC Rating D
 - Three Piece Bathroom Suite
 - Close Proximity To Amenities

Ground Floor

Entrance

Via a UPVC double glazed front door to vestibule.

Vestibule

3'11 x 3'3 (1.19m x 0.99m)

Laminate floor and door to hall.

Hall

12'10 x 3'3 (3.91m x 0.99m)

Central heating radiator, coving, corbel, smoke alarm, stairs to first floor, doors to reception room one and reception room two.

Reception Room One

13'9 x 11'1 (4.19m x 3.38m)

UPVC double glazed window, central heating radiator, television point, wood effect floor and coving.

Reception Room Two

14'9 x 14'3 (4.50m x 4.34m)

UPVC double glazed window, central heating radiator, boiler, door to kitchen, television point and door to cellar.

Kitchen

8'2 x 6'6 (2.49m x 1.98m)

Two UPVC double glazed windows, laminate wall and base units, laminate work top, stainless steel one and a half sink and drainer with mixer tap, oven, four ring gas hob, space for fridge, plumbed for washing machine, part tiled elevation and wood door to rear yard.

First Floor

Landing

14'8 x 5'1 (4.47m x 1.55m)

Smoke alarm, doors to two bedrooms, bathroom and storage cupboard.

Bedroom One

14'8 x 13'9 (4.47m x 4.19m)

Two UPVC double glazed windows, central heating radiator and door to landing.

Bedroom Two

11'2 x 7'9 (3.40m x 2.36m)

UPVC double glazed windows and central heating radiator.

Bathroom

11'8 x 6'5 (3.56m x 1.96m)

UPVC double glazed frosted window, central heating radiator, three piece suite, dual flush WC, pedestal wash basin with mixer tap, bath with mixer tap and rinse head, part PVC elevation, laminate floor and extractor fan.

Lower Ground Floor

Cellar

14' x 13' (4.27m x 3.96m)

Gas and electric meter.

External

Rear

Enclosed yard, bedding area and garage.

Front

Garden with bedding area.



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