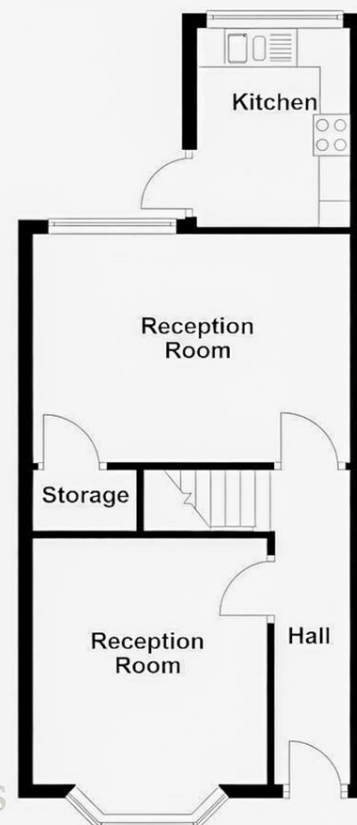


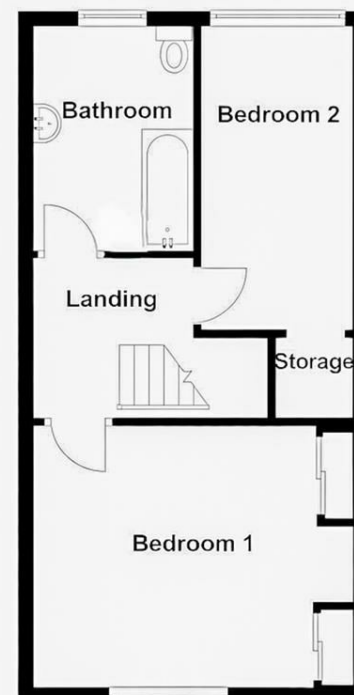
Ground Floor

Approx. 462 sq. metres (497.9 g. feet)



First Floor

Approx. 40.4 sq. metres (434.6 g. feet)



Total area: approx. 86.6 sq. metres (932.3 q. feet)



Colldale Terrace, Haslingden, BB4 6NY

£175,000

STUNNING TWO BEDROOM PROPERTY WITH LARGE RECEPTION ROOMS.

Nestled in the charming area of Colldale Terrace, Haslingden, this delightful two-bedroom house offers a perfect blend of comfort and modern living. Upon entering, you will be greeted by two spacious reception rooms, ideal for both relaxation and entertaining guests. The layout provides a warm and inviting atmosphere, making it a wonderful space for family gatherings or quiet evenings at home.

The kitchen is a standout feature of this property, boasting modern fixtures and fittings that cater to all your culinary needs. Whether you are a seasoned chef or simply enjoy preparing meals, this well-equipped kitchen will surely inspire your culinary creativity.

One of the highlights of this home is the second bedroom, which offers stunning views that are sure to impress. Imagine waking up to picturesque scenery every morning, creating a serene and tranquil environment to start your day.

Additionally, the property benefits from a large back yard, providing ample outdoor space for gardening, play, or simply enjoying the fresh air. This outdoor area is perfect for summer

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	68	
(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		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Colldale Terrace, Haslingden, BB4 6NY

£175,000

2 1 2 D

- Tenure Leasehold
 - On Street Parking
 - Ready To Move Into
 - Easy Access To Major Commuter Routes
- Council Tax Band B
 - Two Well Proportioned Bedrooms
 - Modern Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating D
 - Ideal First Time Buy With Viewing Essential
 - Ample Sized Paved Rear Yard Space

Ground Floor

Entrance Hallway
15'4 x 3'4 (4.67m x 1.02m)

Reception Room One
13'1 x 10'8 (3.99m x 3.25m)

Reception Room Two
14'7 x 13'9 (4.45m x 4.19m)

Kitchen
8'9 x 6'9 (2.67m x 2.06m)

First Floor

Landing
8'9 x 5'9 (2.67m x 1.75m)

Bedroom One
14'7 x 12 (4.45m x 3.66m)

Bedroom Two
13'5 x 6'9 (4.09m x 2.06m)

Bathroom
10'8 x 7'4 (3.25m x 2.24m)

External

Front
Elevated courtyard and steps leading to front entrance door.

Rear
Enclosed paved yard with seating area and gate to shared access road.



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