Keenans











Deardengate, Rossendale, BB4 5QN

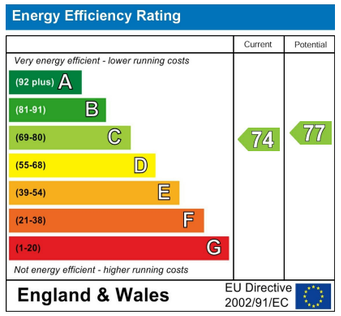
£150,000

**COMMERCIAL INVESTMENT WITH SHOP AND FULLY RENOVATED THREE BEDROOM FLAT ABOVE - 11% RENTAL YIELD*

Occupying a prominent position on Deardengate, in the heart of Haslingden town centre, within an established and popular retail location this property offers excellent retail visibility and strong investment potential. A combined rental yield of 11% . The ground floor commercial property is currently occupied by a successful hairdressers. Above is a 3 bedroom flat which is light and airy property and is ideal for a family seeking a welcoming home.

The flat features a fitted kitchen that is both functional and stylish, three generously sized bedrooms and a three-piece bathroom suite, ensuring that all your needs are met.

With excellent access to major network links, commuting to nearby towns and cities is a breeze, making this flat an ideal choice for those who value both tranquillity and connectivity. This property is not just a place to live; it is a wonderful opportunity to embrace a vibrant lifestyle in a well-connected community.



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- COMMERCIAL AND RESIDENTIAL INVESTMENT OPPORTUNITY
- 11% Rental Yield
- On Street Parking
- EPC Rating C
- Ground Floor Currently Occupied By a Successful Hairdressers
- Prime High Street Location in the Heart of Haslingden
- Tenure TBC
- Beautifully Presented Three Bedroom Flat To The First Floor
- Viewing Essential
- Council Tax Band A

Lower Ground Floor

Basement
16'0" x 13'5" (4.9 x 4.1)

Ground Floor

Shop
19'4" x 16'8" (5.9 x 5.1)

Treatment Room

Kitchen/Utility Room

WC

Entrance
UPVC double glazed door to hall.

Hall/Utility
8'7 x 7'2 (2.62m x 2.18m)

Access to boiler and plumbing for washing machine and space for dryer.

First Floor

Hall
13'3 x 9' (4.04m x 2.74m)

Reception Room
18'3 x 17'1 (5.56m x 5.21m)

Kitchen
10'7 x 10'6 (3.23m x 3.20m)

Bathroom
12'3 x 5'5 (3.73m x 1.65m)

Second Floor

Landing
8' x 6'7 (2.44m x 2.01m)

Bedroom One
17'9 x 11'4 (5.41m x 3.45m)

Bedroom Two
15'1 x 8'8 (4.60m x 2.64m)

Bedroom Three
16'1 x 6'9 (4.90m x 2.06m)

External
Car park to rear.


