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## Fern Terrace, Haslingden, BB4 5DY

### £149,950

#### 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. 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.

The larger of the two bedrooms could easily be split to make it into a three bedroom property as the window, electrics and door are already in place.

For further information, or to arrange a viewing, please contact our Rawtenstall Branch at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

# Fern Terrace, Haslingden, BB4 5DY

**£149,950**



- 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

