



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	81
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Haslingden Old Road, Rossendale, BB4 8RR

£445,000

EXCEPTIONAL SEMI DETACHED FAMILY HOME

Situated on Haslingden Old Road in the charming area of Rossendale, this fantastic semi-detached family home presents an excellent opportunity for those seeking a modern living space. The property is currently undergoing renovations, with the current owners committed to completing the work before the sale, ensuring that you can move in with ease and comfort.

As you step inside, you will be greeted by modern interiors that create a welcoming atmosphere throughout the home. The layout is designed to provide ample space for family living, making it an ideal choice for those looking to settle down in a friendly community.

One of the standout features of this property is the spacious, low-maintenance rear garden. This outdoor space is perfect for family gatherings, children's play, or simply enjoying a quiet moment in the fresh air. Additionally, a good-sized driveway is set to be completed, providing convenient off-road parking for you and your guests.

This semi-detached house combines the charm of a family home with the benefits of modern living, making it a must-see for potential buyers. With its prime location and thoughtful renovations, this property is poised to become a delightful residence for its new owners. Don't miss the chance to make this house your home.

Haslingden Old Road, Rossendale, BB4 8RR

£445,000



- Exceptional Semi Detached Property
- Modern Fitted Dining Kitchen
- Ample Off Road Parking
- EPC Rating C
- Three Bedrooms
- Undergoing Renovation
- Tenure Freehold
- Two Bathrooms
- Spacious Rear Garden
- Council Tax Band D

Ground Floor

Entrance Hall

14'9 x 5'11 (4.50m x 1.80m)

Hardwood single glazed frosted leaded front door, central heating radiator, herringbone wood effect laminate flooring, open to utility, doors leading to two reception rooms, kitchen/dining area and stairs to first floor.

Reception Room One

12'1 x 10'11 (3.68m x 3.33m)

UPVC double glazed box bay window, central heating radiator and spotlights.

Reception Room Two

12'9 x 10'1 (3.89m x 3.07m)

UPVC double glazed bay window, central heating radiator, media wall with electric fire, television point, integrated shelving with downlights, spotlights and herringbone wood effect laminate flooring.

Kitchen/Dining Area

21'1 x 16'4 (6.43m x 4.98m)

UPVC double glazed window, upright central heating radiator, range of wall and base units with quartz work surfaces, central island with breakfast bar, composite one and a half bowl sink with high spout mixer tap, integrated high rise oven and microwave, four ring induction hob, integrated dishwasher, space for American-style fridge freezer, spotlights, pendant lighting, tiled flooring with underfloor heating and UPVC double glazed bi-folding doors to rear.

Utility

13'11 x 6'3 (4.24m x 1.91m)

Two UPVC double glazed windows, base units with quartz work surfaces, composite one and a half bowl sink with high spout mixer tap, plumbing for washing machine, spotlights and tiled flooring with underfloor heating.

First Floor

Landing

8'10 x 6'2 (2.69m x 1.88m)

Loft access, doors leading to three bedrooms and family bathroom.

Bedroom One

23'2 x 14'11 (7.06m x 4.55m)

Two UPVC double glazed windows, two electric radiators, spotlights, open to dressing room and en suite.

Dressing Room

9'3 x 8'1 (2.82m x 2.46m)

UPVC double glazed window, electric radiator and spotlights.

En Suite

6'3 x 6'1 (1.91m x 1.85m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, walk-in double direct feed rainfall shower with rinse head, spotlights, extractor fan, tiled elevations and tiled flooring.

Bedroom Two

12'4 x 11'8 (3.76m x 3.56m)

UPVC double glazed window, electric radiator, spotlights and fitted wardrobes.

Bedroom Three

11'5 x 10'1 (3.48m x 3.07m)

UPVC double glazed window, central heating radiator, spotlights and fitted wardrobes.

Bathroom

10'1 x 6'3 (3.07m x 1.91m)

UPVC double glazed window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, tiled panel bath with mixer tap, direct feed rainfall shower enclosed with rinse head, spotlights, extractor fan, tiled elevations and tiled effect flooring.

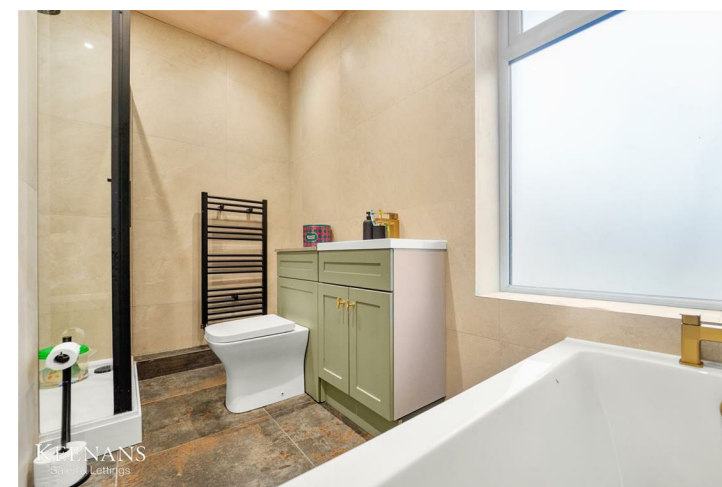
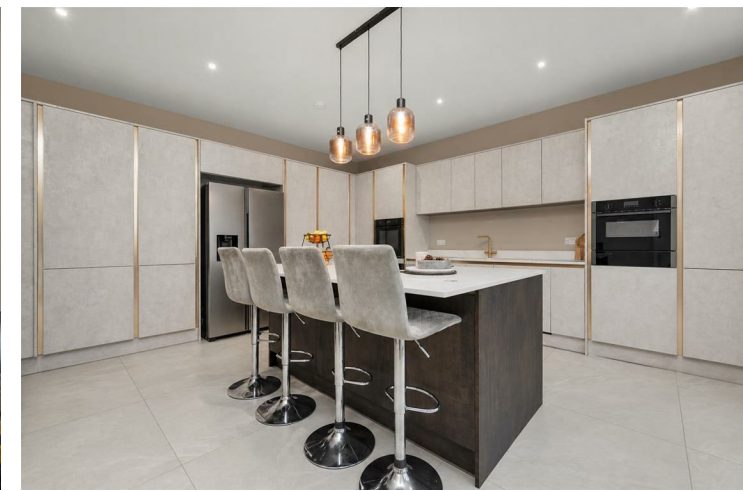
External

Rear

Enclosed garden with paved patio and artificial lawn.

Front

Driveway.



Tel: 01706215618

www.keenans-estateagents.co.uk