




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Hillside Road, Rossendale, BB4 5NW

### Offers Over £170,000

THE PERFECT FIRST TIME HOME

Nestled on the charming Hillside Road in Haslingden, Rossendale, this deceptively spacious two-bedroom house presents an excellent opportunity for small families or first-time buyers. The property boasts a low-maintenance exterior, complemented by off-road parking that can accommodate multiple vehicles, ensuring convenience for residents and guests alike.

Upon entering, you will find a generously proportioned kitchen that is perfect for culinary enthusiasts, providing ample space for meal preparation and family gatherings. The reception room is equally inviting, offering a comfortable area for relaxation and socialising. Additionally, the property features a delightful conservatory, which serves as a bright and airy space to enjoy the surrounding views, whether it be for a morning coffee or an evening read.

The two double bedrooms are well-sized, providing comfortable sleeping quarters for family members or guests. The layout of the home is designed to maximise space and functionality, making it an ideal choice for those seeking a blend of comfort and practicality.

This property is not only a wonderful place to call home but also a sound investment in a desirable area. With its appealing features and convenient location, this house on Hillside Road is

# Hillside Road, Rossendale, BB4 5NW

Offers Over £170,000



- Two Double Bedrooms
- Well Proportioned Reception Room Plus Conservatory
- EPC Rating D
- Off-Road Parking on Driveway
- Modern Bathroom Suite
- Popular Location
- Council Tax Band A
- Spacious Kitchen
- Convenient for Commuter Routes
- Tenure - Leasehold

## Ground Floor

### Hallway

5'10 x 3' (1.78m x 0.91m)

### Kitchen

16'10 x 11'6 (5.13m x 3.51m)

### Reception Room One

16'10 x 9'10 (5.13m x 3.00m)

### Conservatory

11'2 x 7' (3.40m x 2.13m)

## First Floor

### Landing

5'6 x 3'10 (1.68m x 1.17m)

### Bedroom One

16'10 x 11'5 (5.13m x 3.48m)

### Bedroom Two

10'11 x 9'10 (3.33m x 3.00m)

### Bathroom

6'11 x 5'5 (2.11m x 1.65m)

## External

### Rear

Enclosed paved rear yard with gated off-road parking.

### Front

Gravel chippings and path leading to the front entrance door. Block paved off-road parking.



Tel: 01706215618

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)