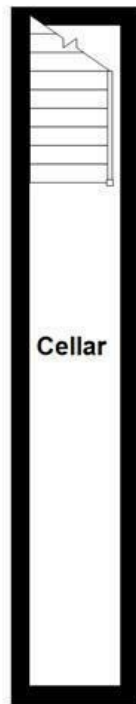


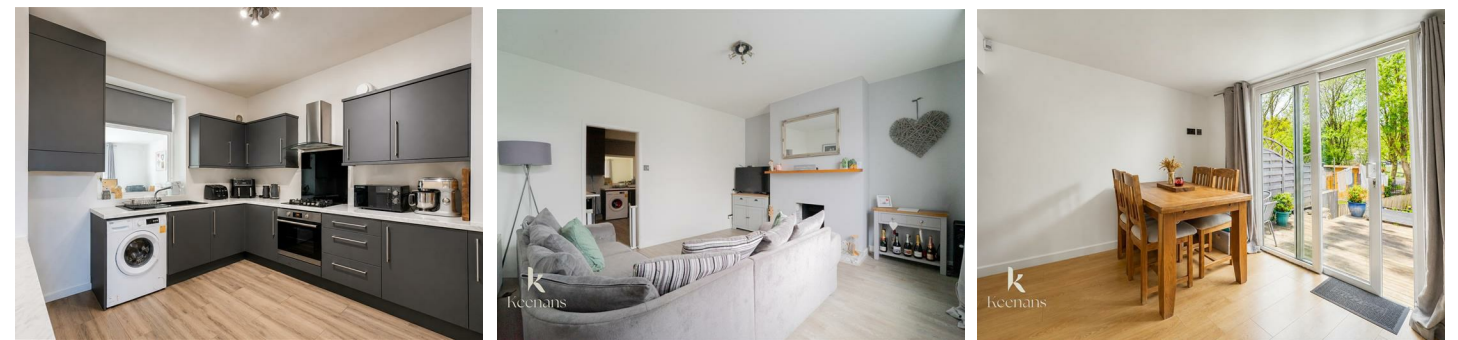
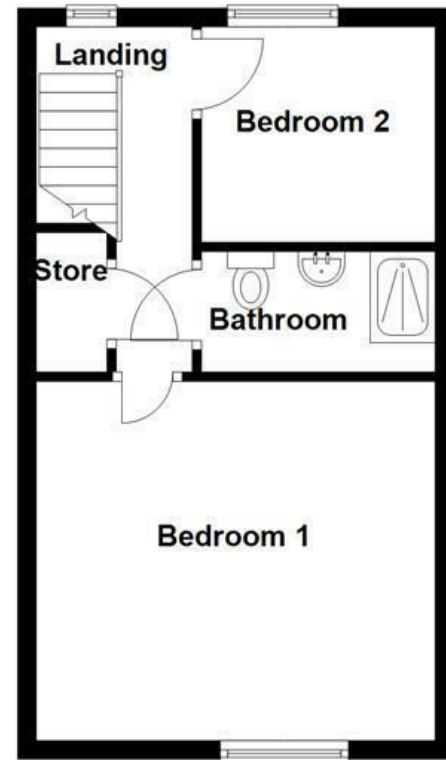
Lower Ground Floor
Approx. 6.9 sq. metres (74.4 sq. feet)




Ground Floor
Approx. 42.1 sq. metres (452.8 sq. feet)



First Floor
Approx. 32.5 sq. metres (349.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		71	
(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

£210,000

STUNNING TWO BEDROOM PROPERTY.

Nestled on Haslingden Old Road in the charming area of Rossendale, this beautiful two-bedroom house offers a delightful blend of comfort and modern living. Upon entering, you are welcomed into a spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home. The large master bedroom provides a serene retreat, ensuring restful nights and ample space for your furnishings.

The property boasts a well-appointed kitchen, featuring modern fixtures and fittings that cater to all your culinary needs. This space is not only functional but also stylish, making it a joy to prepare meals.

One of the standout features of this home is the expansive garden, which includes a well-maintained lawn and a lovely decking area. This outdoor space is ideal for summer barbecues, family gatherings, or simply relaxing in the fresh air.

With its inviting atmosphere and practical layout, this property is perfect for those seeking a comfortable home in a picturesque setting. Whether you are a first-time buyer or looking to

Haslingden Old Road, Rossendale, BB4 8RR

£210,000



- Tenure Leasehold
- Council Tax Band B
- EPC Rating C
- On Street Parking
- Ideal First Time Buy Or Home For Small Family
- Viewing Essential
- Fitted Kitchen And Modern Three Piece Shower Room
- Envious Rear Garden Space
- Easy Access To Major Network Links
- Close Proximity To Local Amenities

Ground Floor

Entrance Door

UPVC double glazed door to Reception Room One.

Reception Room One

14'1 x 13'4 (4.29m x 4.06m)

UPVC double glazed window, central heating radiator, open fire with tile hearth, hardwood mantle and tile surround, opening to kitchen, wood effect laminate flooring.

Reception Room Two

11'2 x 8'6 (3.40m x 2.59m)

Central heating radiator, UPVC double glazed sliding doors to rear, UPVC double glazed frosted door to Kitchen, wood effect laminate flooring.

Kitchen

14'1 x 11'6 (4.29m x 3.51m)

UPVC double glazed window, central heating radiator, matte wall and base units with marble effect surface, single electric oven, four ring gas hob with acrylic splash back and stainless steel extractor hood, integrated fridge, plumbing for washing machine, hardwood door to storage, UPVC double glazed frosted door to Reception Room Two, stairs to first floor, wood effect laminate flooring.

Lower Ground Floor

Cellar

Power and lighting

First Floor

Landing

11'7 x 5'4 (3.53m x 1.63m)

UPVC double glazed window, central heating radiator, smoke alarm, loft access, four hardwood doors to Bedroom One, Bedroom Two, Bathroom and Storage, stairs to ground floor.

Bedroom One

14'1 x 12'8 (4.29m x 3.86m)

UPVC double glazed window central heating radiator, hardwood door to landing, wood effect laminate flooring.

Bedroom Two

8'3 x 7 (2.51m x 2.13m)

UPVC double glazed window central heating radiator, hardwood door to landing, wood effect laminate flooring.

Bathroom

8'3 x 4'3 (2.51m x 1.30m)

Chrome heated towel rail, three piece suite featuring a dual flush WC, vanity top wash basin with mixer tap and direct feed rainfall shower enclosure with additional rinse head, spotlights, extractor fan, tiled elevations, hardwood door to landing, wood effect laminate flooring.

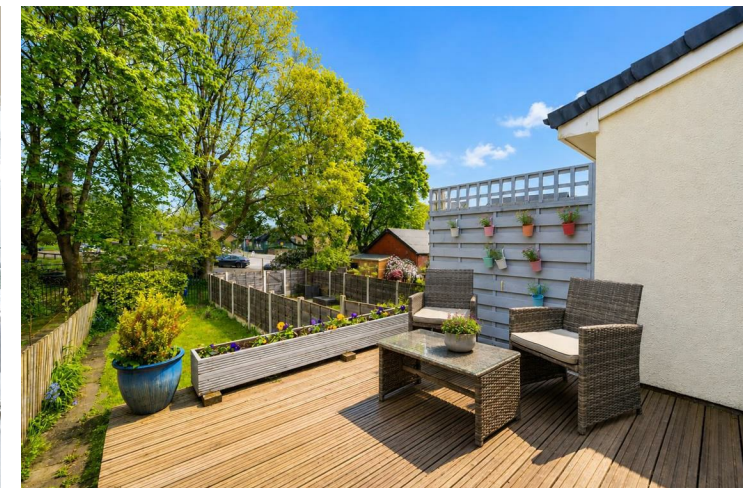
Exterior

Front

Paving.

Rear

Hardwood decking, paving, laid to lawn, bedding areas.



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