



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Mercer Crescent, Haslingden, BB4 4DQ

### Offers Over £330,000

AN OUTSTANDING DETACHED TRUE BUNGALOW ON AN IMPRESSIVE PLOT

Nestled in the charming area of Mercer Crescent, Haslingden, Rossendale, this outstanding detached true bungalow presents an exceptional opportunity for those seeking a home with immense potential. Set on an impressive corner plot, the property boasts three generously sized bedrooms, making it ideal for families or couples looking for space to grow.

The open plan living and dining area is a highlight of this home, offering a bright and airy atmosphere that invites creativity and personalisation. This blank canvas is ready for you to infuse your own style and make it truly yours. The layout is designed for both comfort and functionality, ensuring that every corner of the home can be tailored to your needs.

In addition to the spacious interior, the property features a fantastic detached double garage, providing ample storage or workshop space, along with plenty of off-road parking for your convenience. The outdoor area is equally impressive, offering a wonderful setting for relaxation or entertaining.

This bungalow is not just a house; it is a perfect home waiting for you to add your personal touch. With its prime location and generous space, it is an ideal choice for anyone looking to settle in a welcoming community. Don't miss the chance to make this property your own and create lasting memories in a delightful setting.

For further information or to arrange a viewing please contact our Rawtenstall office at your earliest convenience.



# Mercer Crescent, Haslingden, BB4 4DQ

## Offers Over £330,000

 3  1  2  D

- Tenure Freehold
  - Ample Off Road Parking With Access To A Garage
  - Bursting With Potential
  - Easy Access To Major Commuter Routes
- Council Tax Band D
  - Three Well Proportioned Bedrooms
  - Ideal Corner Plot
- EPC Rating D
  - Fitted Kitchen And Three Piece Shower Room Suite
  - Abundance Of Outdoor Space

### Ground Floor

#### Entrance

Hardwood sliding door to porch.

#### Porch

11'11 x 3'10 (3.63m x 1.17m)  
Hardwood double glazed window, tiled floor and door to hall.

#### Hall

11'2 x 2'6 (3.40m x 0.76m)  
Tiled effect flooring, boiler cupboard, bi fold doors to three bedrooms, shower room, kitchen, dining room, and loft access.

#### Reception Room

15'8 x 10'4 (4.78m x 3.15m)  
UPVC double glazed window, central heating radiator, living flame gas fire with exposed brick surround, television point and open access to dining room.

#### Dining room

10'4 x 8'10 (3.15m x 2.69m)  
Central heating radiator.

#### Kitchen

15'1 x 8'7 (4.60m x 2.62m)  
UPVC double glazed window, central heating radiator, range of wall and base units, laminate work tops, composite sink with draining board and mixer tap, space for freestanding oven, splash back, extractor hood, space for under counter fridge and freezer, plumbed for washing machine, space for dishwasher, wood panelling to ceiling, spotlights and tiled effect flooring.

#### Shower Room

8'9 x 6'3 (2.67m x 1.91m)  
UPVC double glazed window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, electric feed shower enclosure, tiled elevation, spotlights, integrated storage and tiled effect flooring.

#### Bedroom One

12'4 x 8'9 (3.76m x 2.67m)  
UPVC double glazed window and central heating radiator.

#### Bedroom Two

10'4 x 7'6 (3.15m x 2.29m)  
UPVC double glazed window, central heating radiator and wood effect flooring.

#### Bedroom Three

7'9 x 7'2 (2.36m x 2.18m)  
UPVC double glazed window and central heating radiator.

### External

#### Rear

Enclosed garden with raised beds, fruit trees, paving, gravel and stone chipped areas and greenhouse.



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