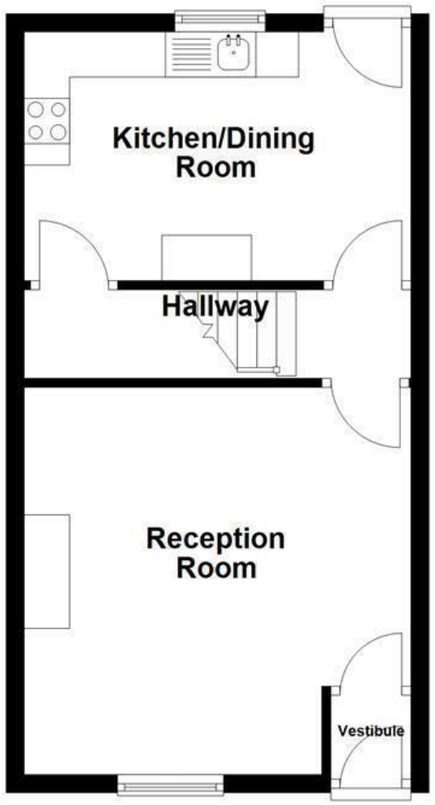
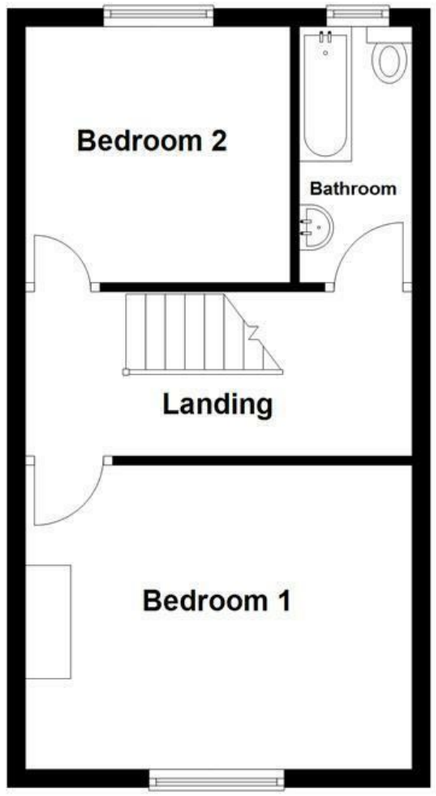
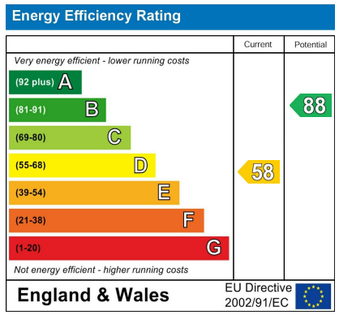
Keenans

Ground Floor
Approx. 381.1 sq. feet



First Floor
Approx. 374.9 sq. feet





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.

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Grane Road, Haslingden, BB4 4PB

£155,000

A BRIGHT TWO BEDROOM HOME WITH ATTIC ROOM IDEAL FOR FIRST TIME BUYERS OR FAMILIES

Keenans are delighted to present this bright and spacious two bedroom home to the sales market. Offering a generous living room, fitted kitchen with dining area, two well-proportioned bedrooms and a three-piece bathroom suite, this property would make an ideal first home or investment opportunity. Conveniently situated close to the centre of Haslingden, the property benefits from easy access to well-regarded schools, local amenities and excellent commuter routes to surrounding areas.

The property briefly comprises: an entrance vestibule leading into the living room, which provides access to the kitchen and dining area. The kitchen features stairs to the first floor along with access to the rear yard and useful under-stairs storage. To the first floor, the landing provides access to two bedrooms, a three-piece bathroom suite and stairs leading to an attic room.

Externally, the property offers an enclosed paved rear yard with gated access to a shared access road.

Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property.

For further information or to arrange a viewing, please contact our Rossendale office on 01706 215618.

Grane Road, Haslingden, BB4 4PB

£155,000

2 1 1 D

- Two Bedroom Mid Terraced Property
- Two Bedrooms
- Three Piece Bathroom Suite
- Leasehold
- EPC Rating D
- On Street Parking
- Council Tax Band A
- Ideal First Time Buy
- Fitted Kitchen
- Attic Room

Ground Floor

Entrance

UPVC double glazed front entrance door to the entrance vestibule.

Entrance Vestibule

Hardwood single glazed door to reception room one.

Reception Room One

14'0" x 14'0" (4.27 x 4.27)

UPVC double glazed window, central heating radiator, electric modern fireplace to the chimney breast, television point and door to the inner hall.

Inner Hall

Staircase to first floor, smoke alarm, spotlights to the ceiling and door to the kitchen.

Kitchen

14'0" x 8'0" (4.27 x 2.44)

UPVC double glazed window, UPVC rear entrance door, central heating radiator, fitted with a range of wall and base units, stainless steel sink, drainer and mixer tap, wood effect flooring, space for a fridge and a freezer, plumbing for a washing machine, electric oven with a four ring gas hob and extractor canopy over, space for a dining room table and door to under stairs storage.

First Floor

Landing

Central heating radiator, staircase to the second floor, smoke alarm and doors to two bedrooms and the family bathroom.

Bedroom One

14'0" x 11'0" (4.27 x 3.35)

UPVC double glazed window, central heating radiator and wood effect flooring.

Bedroom Two

9'0" x 8'1" (2.74 x 2.46)

UPVC double glazed window and a central heating radiator.

Bathroom

9'0" x 4'1" (2.74 x 1.24)

UPVC double glazed frosted window, a panelled bath with a chrome direct feed shower head, dual flush WC, vanity hand wash basin, tiled flooring, chrome heated towel rail and spotlights to the ceiling.

Second Floor

Attic Room

9'1 x 5'0 (2.77m x 1.52m)

Velux window, television point and currently utilised as a bedroom

External

Rear

Enclosed yard with planted beds and access to the shared back street.

Front

Enclosed garden forecourt.

Agency Notes

Council Tax Band A

Tel: 01706215618

www.keenans-estateagents.co.uk