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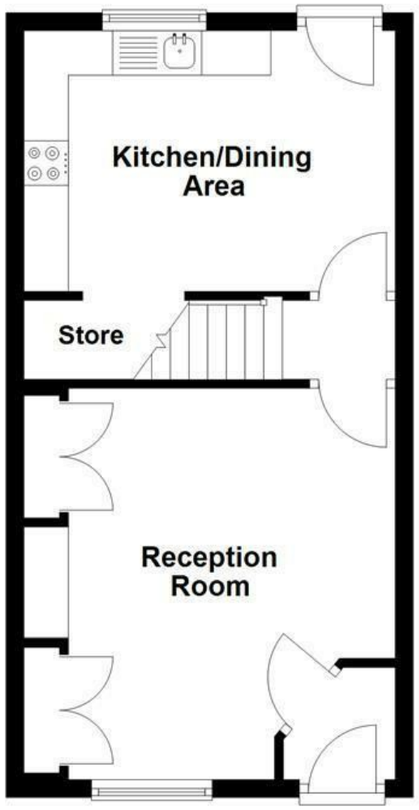
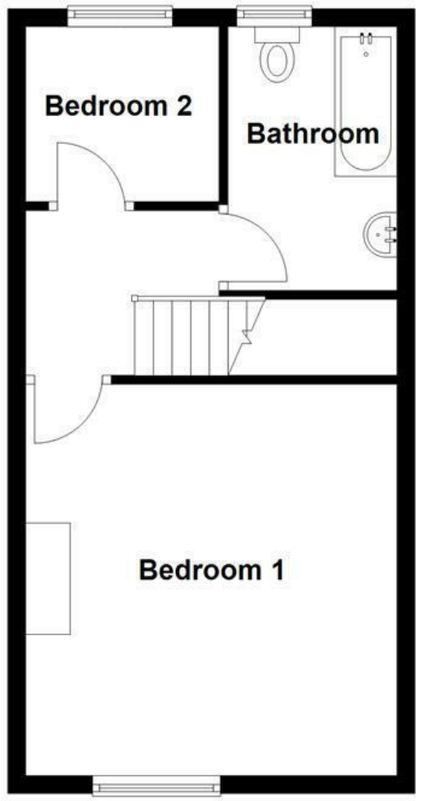
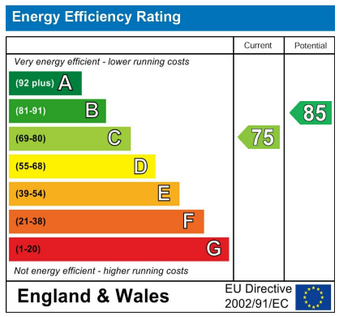
## Ground Floor




## First Floor



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# Manchester Road, Haslingden, BB4 6PU

# £875 Per Month

TWO BEDROOM MID TERRACE PROPERTY

Situated on Manchester Road in the charming town of Haslingden, this mid-terrace home is being welcomed to the rental market. It presents an excellent opportunity for those seeking a comfortable and stylish living space to rent. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

Upon entering, you will find a welcoming reception room that sets the tone for the rest of the home. The newly fitted dining kitchen is a standout feature, offering a modern and functional area for cooking and entertaining. The kitchen is designed with contemporary finishes, ensuring it meets the needs of today's lifestyle.

Completing this delightful property is a modern three-piece bathroom suite, which offers both comfort and convenience. The low-maintenance rear yard is an added bonus, providing a private outdoor space perfect for relaxation or enjoying a morning coffee.

This mid-terrace house is not just a place to live; it is a home that combines modern living with practicality. With its prime location in Haslingden, you will enjoy easy access to local amenities and transport links. For more information or to book a viewing please contact our Lettings team at your earliest convenience.

# Manchester Road, Haslingden, BB4 6PU

## £875 Per Month

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- Mid Terrace Property
- Newly Fitted Dining Kitchen
- Excellent Transport and Commuter Links
- Close Proximity to Local Amenities
- Two Bedrooms
- Neutral Decoration Throughout
- Council Tax Band A
- Modern Three Piece Bathroom Suite
- Low Maintenance Rear Yard
- EPC Rating C

### Ground Floor

### Entrance Vestibule

4'9 x 4'1 (1.45m x 1.24m )

Composite double glazed frosted front door and door to reception room.

### Reception Room

14'4 x 14'1 (4.37m x 4.29m )

UPVC double glazed window, central heating radiator, two feature wall lights, alcove storage and shelving with downlights, television point, wood effect laminate flooring and door to inner hall.

### Inner Hall

3'4 x 3'2 (1.02m x 0.97m)

Door to kitchen/dining area and stairs to first floor.

### Kitchen/Dining Area

13'8 x 9'1 (4.17m x 2.77m)

UPVC double glazed window, central heating radiator, range of wall and base units with granite effect work surfaces and upstands, stainless steel sink with drainer and mixer tap, integrated oven with four ring gas hob and extractor hood, glass splashback, space for under counter fridge, plumbing for washing machine, wood effect laminate flooring, open to under stairs storage and hardwood door to rear.

### First Floor

### Landing

9'11 x 5'1 (3.02m x 1.55m )

Doors leading to two bedrooms and bathroom.

### Bedroom One

14'7 x 14'4 (4.45m x 4.37m )

UPVC double glazed window and central heating radiator.

### Bedroom Two

8'2 x 6'5 (2.49m x 1.96m )

UPVC double glazed window and central heating radiator.

### Bathroom

9'0 x 6'3 (2.74m x 1.91m )

UPVC double glazed frosted window, central heated towel rail, , dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, tiled elevations and LVT flooring.

### External

### Rear

Enclosed Indian stone paved yard with artificial lawn, stone chippings and gate to shared access.

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