

NEW



Manchester Road, Haslingden Offers over £135,000

- Mid Terrace Property
- Three Bedrooms
- Set Over Three Floors
- Spacious Reception Rooms
- Fitted Kitchen
- Three Piece Bathroom
- Ideal First Time Buy
- Enclosed Rear Yard
- Viewing Essential

INTRODUCTION

A BEAUTIFUL, THREE BEDROOMED ELEVATED TERRACE HOME.

Situated in the most convenient area of Haslingden, only moments from network links to Bury and Manchester, local amenities and schools for all ages, stands this superb, three bedroomed terraced home. Having been maintained to a good standard internally by its current occupants, the property is perfectly suited to a first time buyer or young family. With a neutral interior style throughout, the property comprises briefly;

Entrance vestibule and hallway. The hallway houses a staircase to the first floor and has doors leading to two, generously sized reception rooms, the second of which leading to a fantastic sized, extended kitchen at the rear. To the first floor, you will find a landing hallway with doors leading to two bedrooms, a family bathroom and an inner hallway. The hallway houses a staircase to the second floor, where you will find a further double bedroom.

Externally, there is an enclosed yard. Viewings can be arranged by calling our Rawtenstall office at your earliest convenience.

Ground Floor

Entrance Hallway

18'4 x 3'5 (5.59m x 1.04m)

Composite double glazed front entrance door, stairs to the first floor, central heating radiator and doors to two reception rooms.

Reception Room One

15'2 x 9'9 (4.62m x 2.97m)

UPVC double glazed window, central heating radiator, wood effect flooring, coving, picture rail and gas fire to the chimney breast.

Reception Room Two

15'2 x 13'9 (4.62m x 4.19m)

UPVC double glazed window, central heating radiator, wood effect flooring, picture rail, television point, gas fire to the chimney breast with a decorative surround and door to the kitchen.

Kitchen

17'8 x 5'6 (5.38m x 1.68m)

UPVC double glazed window and door to the rear, range of white wood panelled wall and base units with laminate surfaces and tiled splashbacks, stainless steel sink, drainer and mixer tap, plumbing for washing machine, eye level electric oven, four ring gas hob, tiled flooring, integrated fridge freezer, integrated dishwasher and a Glo worm boiler.

First Floor

Landing

8'8 x 2'4 (2.64m x 0.71m)

Dado rail and doors to two bedrooms, bathroom and inner hall.

Bedroom One

14'4 x 13'6 (4.37m x 4.11m)

UPVC double glazed window, central heating radiator and fitted up and over wardrobes.

Bedroom Two

12'3 x 9'2 (3.73m x 2.79m)

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

Bathroom

9'6 x 7'2 (2.90m x 2.18m)

UPVC double glazed frosted window, panelled bath with chrome rainfall shower head, pedestal wash basin, twin flush WC, tiled flooring and a chrome heated towel rail.

Inner Hall

5'5 x 3'2 (1.65m x 0.97m)

Stairs to the second floor.

Second Floor

Bedroom Three

22'4 x 12'3 (6.81m x 3.73m)

Two Velux windows, wood effect flooring, two central heating radiators and television point.

External

Rear

Enclosed yard.

Agents Notes

The property is Freehold and Council Tax Band A.

