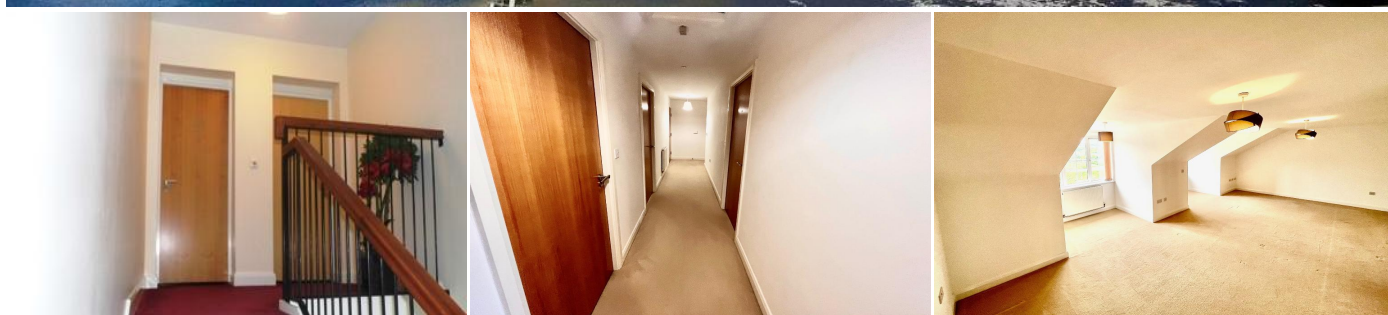


2 Bedroom Penthouse apartment for Sale - Offers Over £165,000

Manchester Road, Haslingden, Rossendale, Lancs, BB4 6LJ



KEY FEATURES

- MODERN PENTHOUSE APARTMENT
- OPEN PLAN LIVING ACCOMMODATION
- TWO DOUBLE BEDROOMS
- EN SUITE TO MAIN BEDROOM
- SECURITY ALARM SYSTEM
- WELL PRESENTED INTERIOR
- RESERVED PARKING FOR TWO CARS
- COMMUNAL GARDENS
- GAS CENTRAL HEATING/DOUBLE GLAZING
- NO ONWARD CHAIN

Description

**** A WELL PRESENTED TWO BEDROOM PENTHOUSE APARTMENT WITHIN THE POPULAR AND WELL LOCATED EDENHURST DEVELOPMENT ****

We are delighted to offer for sale this two bedroomed penthouse apartment, sold with no onward chain.

The property affords modern and well proportioned open plan living accommodation with the benefit of an en suite shower room to the main bedroom. Benefitting from gas fired central heating, double glazing and security alarm system, the penthouse is located on a popular development within well presented and tended garden areas.

Two reserved car parking spaces are allocated to the penthouse with visitor spaces also available.

The penthouse has easy access to the M66 motorway network for travel to Manchester and surrounding areas and is offered in good condition throughout. Viewing of the property is recommended to appreciate the size and quality of the accommodation.

Viewing of the property is now invited.

Accommodation:

Entrance hallway

Lounge/Dining Room: 23'10 x 21'7 at widest point (7.04m x 6.58m)

Kitchen: 16'11 x 8' (5.15m x 2.43m)

Bedroom 1: 15'7 x 12'10 (4.76m x 3.92m)

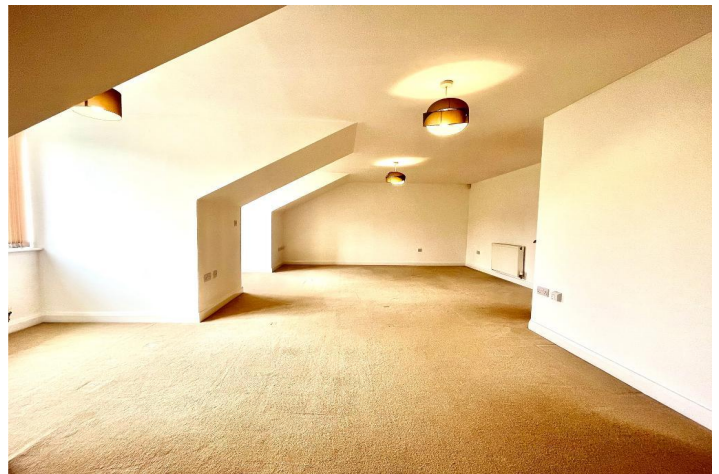
Bedroom 2: 16'4 x 10' (4.97m x 3.05m)

Bathroom: 7'6 x 5'7 (2.29m x 1.69m)

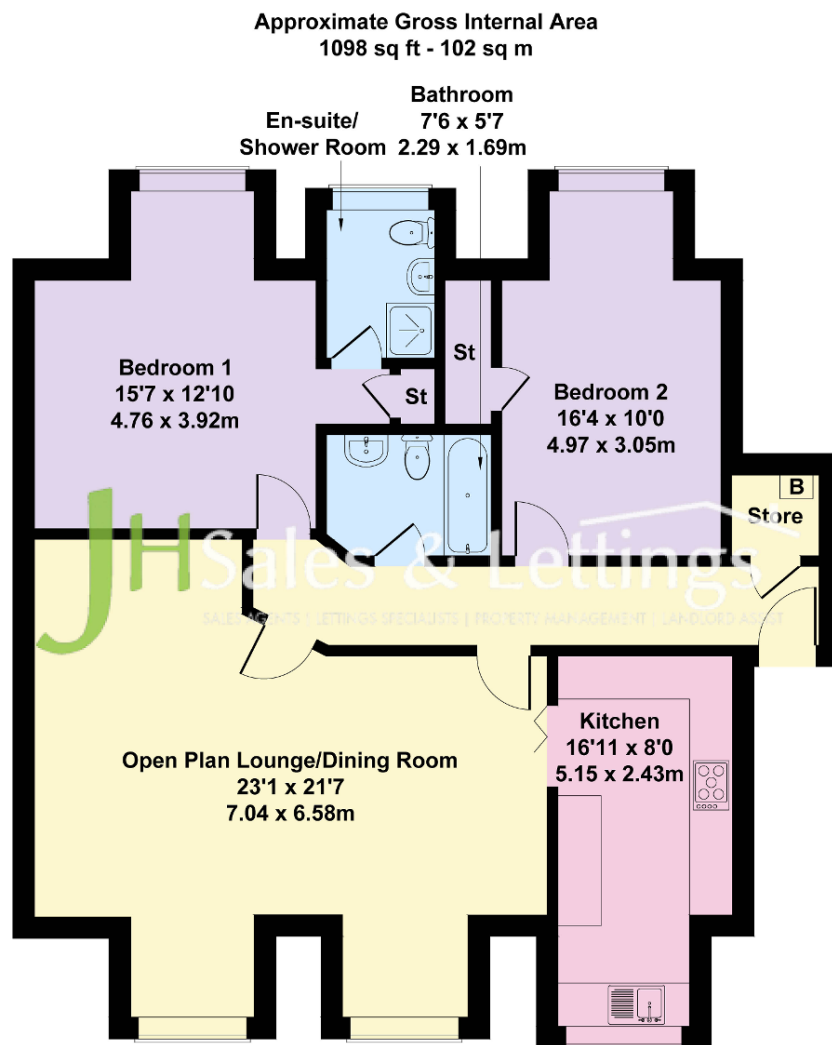
En suite shower room

Fixtures and Fittings

All fixtures and fittings to the property are by negotiation. The appliances and fittings have NOT been seen in working condition. The Agents are not competent to assess these areas. Interested parties are recommended to seek independent advice before committing themselves to purchase. Prospective purchases are advised to seek legal assistance to clarify the tenure, any boundaries or right of way prior to exchange of contracts.







THIRD FLOOR

Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.

Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		