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**CHARLES LOUIS**  
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GROSS INTERNAL AREA  
TOTAL: 107 m<sup>2</sup>/1,148 sq ft  
GROUND FLOOR: 51 m<sup>2</sup>/546 sq ft, FIRST FLOOR: 38 m<sup>2</sup>/406 sq ft, SECOND FLOOR: 18 m<sup>2</sup>/196 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Directions

At Edenfield Roundabout, take the 1st exit onto the A56 slip road to Blackburn/M65. Continue onto A56 and take the A680 exit towards Haslingden. At the roundabout, take the 3rd exit onto Manchester Rd/A680/A681. Then, at the roundabout, take the 2nd exit onto Manchester Rd/A680. Turn right onto Bury Rd, next turn right onto Hillside Rd. Turn left and the destination will be on the right.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(91-91) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

## 3 Grane Street

Haslingden, Rossendale, BB4 5NB

**Price guide £167,000**



- Charming two-bedroom property on Grane Street in Haslingden.
- Private rear yard ideal for outdoor relaxation and entertaining.
- Close proximity to reputable schools such as Haslingden High School and Broadway Primary School.
- Well-connected by local bus services and close to the M66 motorway for easy commuting.
- Additional loft area suitable for a home office, guest room, or play area.
- Located in a friendly community with convenient access to local amenities.
- Variety of shops, supermarkets, cafes, and restaurants nearby.
- Access to recreational facilities, including parks, walking trails, and the Haslingden Sports Centre.

# 3 Grane Street

## Haslingden, Rossendale, BB4 5NB

Welcome to this charming three-bedroom property located on Grane Street in the heart of Haslingden. This delightful home offers a perfect blend of comfort and practicality, ideal for first-time buyers, small families, or those looking to downsize. The rear yard is a private oasis, perfect for outdoor relaxation and entertaining.

Situated in the quaint town of Haslingden, this property benefits from a friendly community atmosphere and convenient access to local amenities. The property is within close proximity to several reputable schools, making it an excellent choice for families. A variety of shops, supermarkets, cafes, and restaurants are within easy reach. Whether you need daily essentials or wish to explore local dining options, everything is conveniently located nearby.

Excellent transport connections make commuting straightforward. The property is well-connected by local bus services, and the M66 motorway is just a short drive away, providing easy access to Manchester and other surrounding areas.

Don't miss out on making this your new home! For further details or to arrange a viewing, please contact Charles Louis Homes.

### Entrance Hallway

32 x 14'10" (0.97m x 4.52m)

uPVC entrance door opening into the hallway, herringbone wood effect laminate flooring, coving, radiator and stairs ascending to the first floor.

### Lounge

10'3 x 11'6" (3.12m x 3.51m)

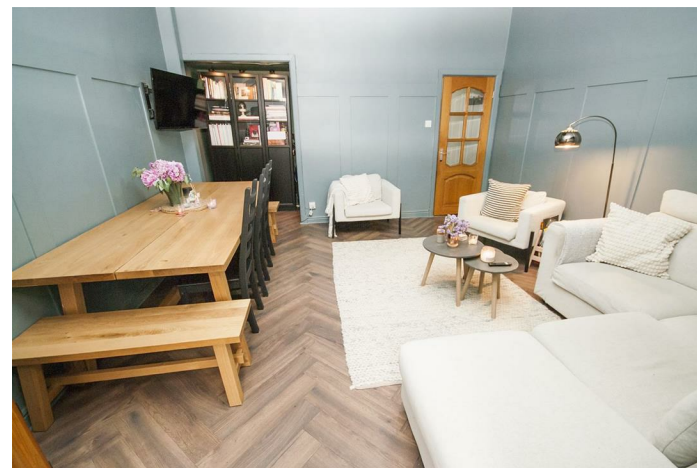
With a front facing uPVC window, herringbone wood effect laminate flooring, coving, radiator, power points and a central ceiling light



### Living Room

13'10 x 14'4" (4.22m x 4.37m)

Wall panelling, Herringbone wood effect laminate flooring, radiator, power points, central ceiling light and access through to the kitchen.



### Kitchen

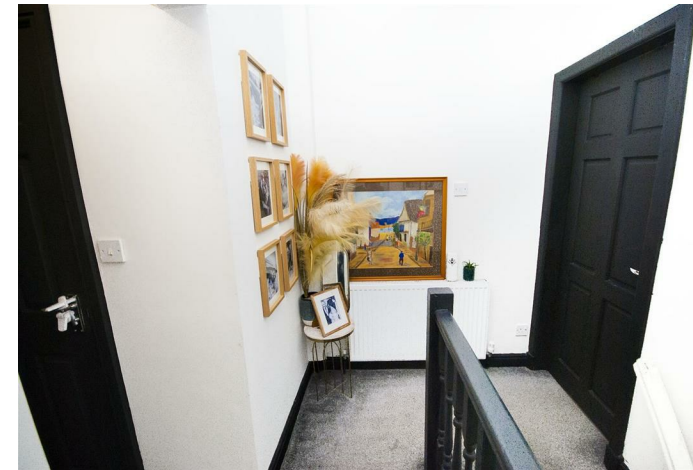
12'7 x 9'3" (3.84m x 2.82m)

Herringbone wood effect laminate flooring, fitted with a range of wall and base units with a contrasting work tops, inset sink and drainer with a mixer tap, built in oven and gas hob with extractor fan above, plumbing a washing machine, space for a fridge freezer, central ceiling spot lights and access via double patio uPVC doors to the rear yard.



### First Floor Landing

9'4 x 6'10" (2.84m x 2.08m)



### Bedroom One

13'11 x 12'2" (4.24m x 3.71m)

Front facing uPVC double glazed window, fitted wardrobes, radiator, power points and a central ceiling light



### Bedroom Two

7'7 x 11'5" (2.31m x 3.48m)

Rear facing uPVC double glazed window, wood effect laminate flooring, radiator, power points and a central ceiling light



### Bathroom

5'10 x 7' (1.78m x 2.13m)

Fully tiled with tiled flooring, heated towel rail, three piece bathroom suite comprising of a panel enclosed bath with thermostatic shower and glass screen, low flush WC and a hand wash basin with vanity.



### WC

2'11 x 3'11" (0.89m x 1.19m)

Partially tiled with tiled flooring, radiator, extractor fan, four piece bathroom suite comprising of a panel enclosed bath with thermostatic shower and screen, low flush WC, a hand wash basin with pedestal and a shower enclosure with a thermostatic controlled shower.

### Bedroom Three

14 x 14 (4.27m x 4.27m)

Velux window and a central ceiling light



### Rear Yard



Tenure - Leasehold  
Council Tax - Rossendale band A