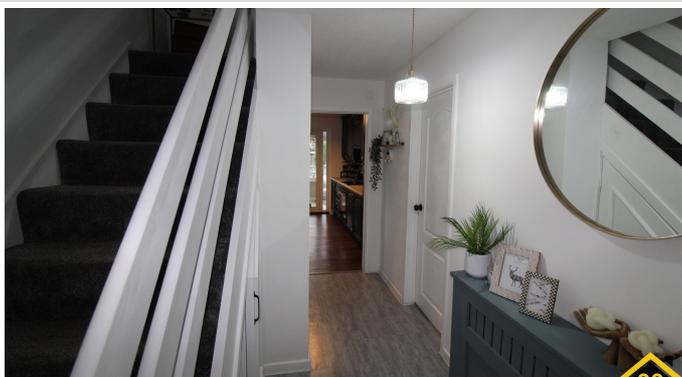


4 Bed Detached In Sandringham Grove , Haslingden, Rossendale, BB4 4BX

£389,950





## **SHORT DESCRIPTION**

Property Ref: 15604 Immaculately presented detached family home Set in a quiet cul-de-sac in the sought-after area of Haslingden, this four-bedroom three-bathroom detached property offers generous living space and a modern style. With two bright reception rooms, a sleek contemporary kitchen, and a south-facing garden complete with patio and raised balcony, it is perfect for both family life and entertaining. Ample driveway parking, an integral garage, and easy access to the M66 and M65, local schools, and countryside walks make this a standout home in a prime location. Ground Floor Porch Hall Lounge - 4.89 m x 3.83 m or 16 ft 1 in x 12 ft 7 in Dining Room - 3.52 m x 3.32 m or 11 ft 7 in x 10 ft 11 in Kitchen - 3.52 m x 2.68 m or 11 ft 7 in x 8 ft 10 in Conservatory - 1.91 m x 6.07 m or 6 ft 3 in x 19 ft 11 in WC First Floor Bedroom 1 - 4.14 m x 3.30 m or 13 ft 7 in x 10 ft 10 in En-suite - 0.95 m x 2.39 m or 3 ft 1 in x 7 ft 10 in Bedroom 2 - 3.22 m x 3.30 m or 10 ft 7 in x 10 ft 10 in Bedroom 3 - 3.28 m x 2.83 m or 10 ft 9 in x 9 ft 4 in Bedroom 4 - 2.00 m x 2.84 m or 6 ft 7 in x 9 ft 4 in Bathroom - 2.00 m x 1.88 m or 6 ft 7 in x 6 ft 2 in Landing with storage Property Type: Detached Full selling price: £389950.00 Pricing Options: Offers in excess of Tenure: Freehold Council tax band: E EPC rating: C Measurement: 1130.21 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden Parking: Garage, Driveway Heating Type: Double Glazing, Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----



**Bed Room(s)**



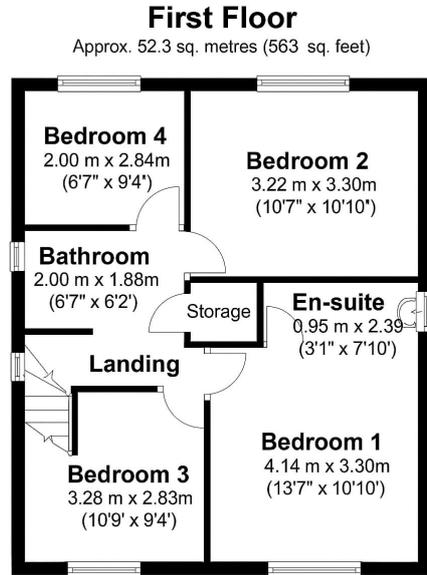
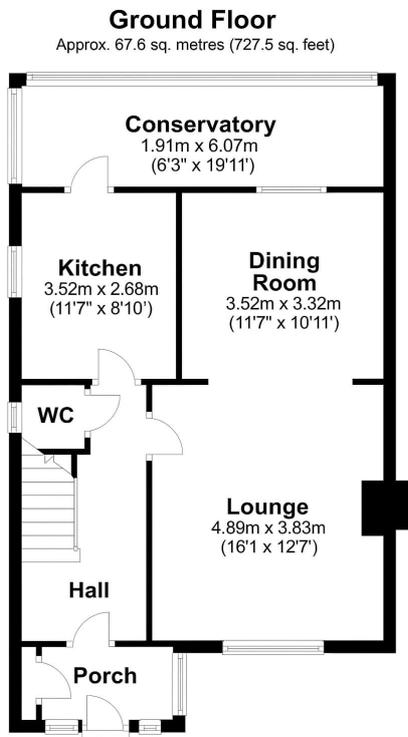
**Bath Room(s)**



**Living Room(s)**

## **FLOOR PLAN**

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

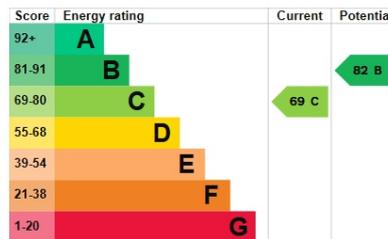
Property type	Detached house
Total floor area	105 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.  
[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

**Disclaimer:** The information displayed about this property comprises a property advertisement. 99home.co.uk (/) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (/)

