

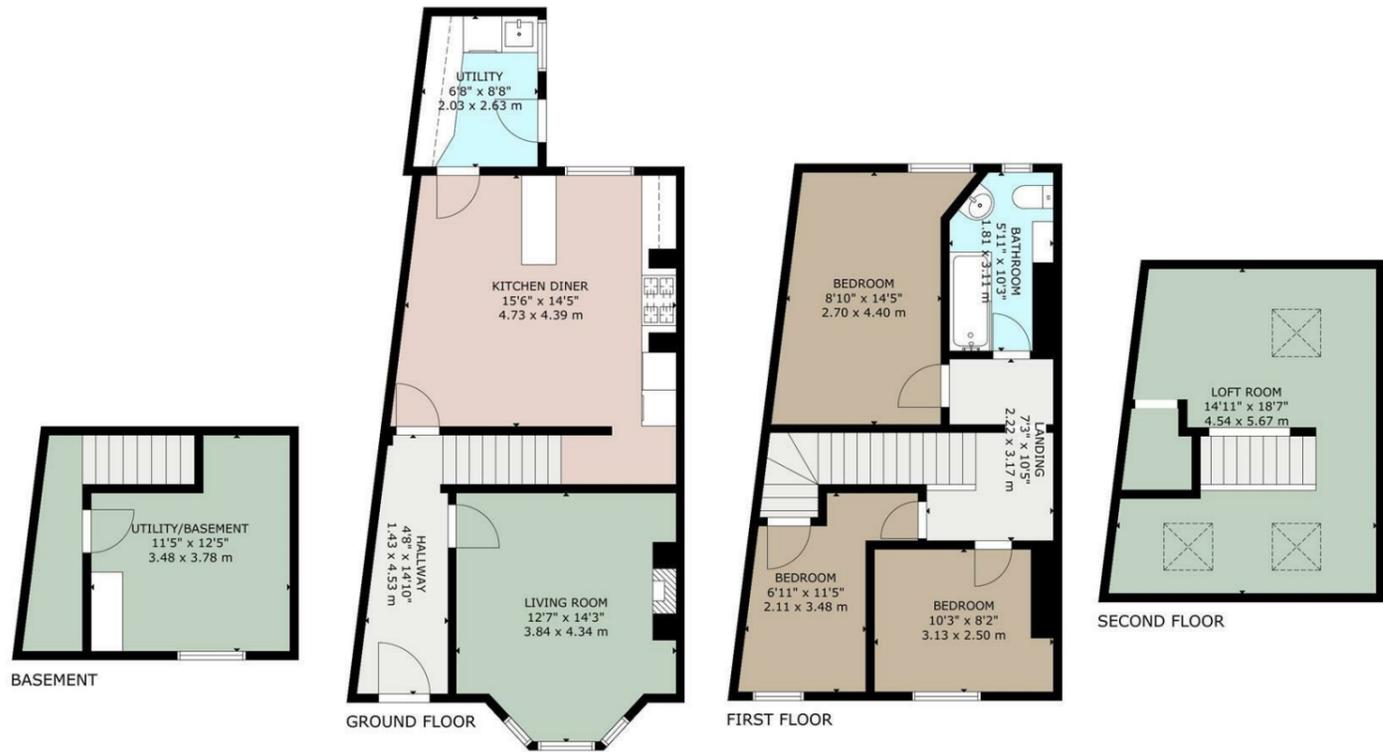


Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BLO 9HX

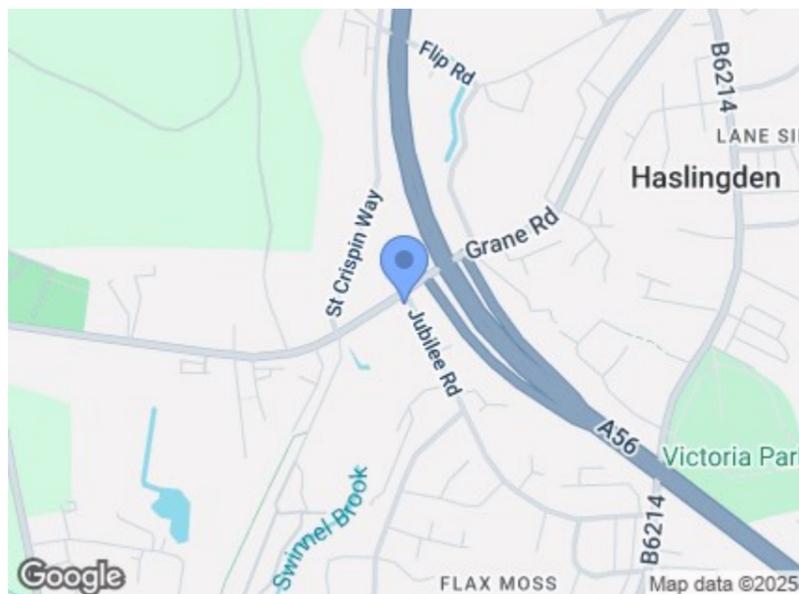
CHARLES LOUIS

HOMES LIMITED

E [propertyenquiries@charleslouis.co.uk](mailto:propertyenquiries@charleslouis.co.uk)  
T 0161 959 0166  
[www.charleslouis.com](http://www.charleslouis.com)

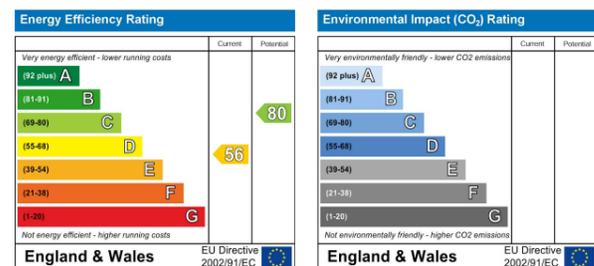


GROSS INTERNAL AREA  
TOTAL: 143 m<sup>2</sup>/1,537 sq.ft  
BASEMENT: 20 m<sup>2</sup>/220 sq.ft, GROUND FLOOR: 53 m<sup>2</sup>/568 sq.ft  
FIRST FLOOR: 45 m<sup>2</sup>/484 sq.ft, SECOND FLOOR: 25 m<sup>2</sup>/265 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



**Directions**

Postcode - BB4 5ES What three words -  
///charm.galaxy.ripe



216 Grane Road  
Haslingden, Rossendale, BB4 5ES  
**£180,000**



- Spacious three-bedroom end-terrace property set over three floors
- Modern family bathroom and three generously proportioned bedrooms
- Located on the edge of Haslingden with access to local amenities and schools
- Close to scenic countryside, reservoirs, and walking routes for outdoor enthusiasts
- Bright and airy lounge with a well-sized kitchen and dining area
- Private enclosed rear yard, ideal for seating or additional storage
- Excellent transport links via the M66 and A56, ideal for commuters
- Tenure - Leasehold, Council Tax - Rossendale band A, EPC rated - D

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# 216 Grane Road

## Haslingden, Rossendale, BB4 5ES

216 Grane Road, BB4 5ES is a spacious and well-presented three-bedroom end-terrace home, offering generous living accommodation across three floors. Ideal for first-time buyers, growing families, or investors, the property benefits from a bright and airy layout with plenty of potential to add your own stamp. Internally, the home features a welcoming lounge, a good-sized kitchen with ample storage and dining space, three well-proportioned bedrooms, and a modern family bathroom. To the rear, there is a private enclosed yard, perfect for outdoor seating or additional storage.

Situated on the edge of Haslingden, the property enjoys easy access to a range of local amenities, including schools, shops, and leisure facilities. Grane Road is known for its convenient links to the M66 and A56, making it a great location for commuters travelling to Manchester, Burnley, or Blackburn. The area is also surrounded by beautiful countryside, with nearby access to scenic walks, reservoirs, and open green spaces—ideal for those who enjoy outdoor pursuits. This combination of town convenience and rural charm makes 216 Grane Road an excellent choice for a wide variety of buyers.

### Entrance Hallway

4'8 x 14'10 (1.42m x 4.52m)

Composite entrance door opens into a bright hallway with wood effect laminate flooring, leading to the living room and kitchen



### Living Room

12'7 x 14'3 (3.84m x 4.34m)

With a front facing uPVC bay window, gas fireplace with wooden surround, ceiling coving, picture rails and a central ceiling light, radiator, TV point and power points.



### Kitchen Diner

15'6 x 14'5 (4.72m x 4.39m)

With a rear facing uPVC window, a range of all and base units with contrasting work top, inset sink and drain unit, an integrated electric oven and gas hob with extractor above, space for fridge-freezer, dishwasher and washing machine, breakfast bar ceiling coving and picture rail, wood effect laminate flooring.



### Utility

6'8 x 8'8 (2.03m x 2.64m)

With a uPVC door leading to the rear yard, a range of all and base units with contrasting work top, inset sink and drain unit, space for a dishwasher, plumbing for a washing machine



### First Landing Floor

7'3 x 10'5 (2.21m x 3.18m)

Leading off to all three bedrooms and bathroom, and additional storage

### Bedroom One

8'10 x 14'5 (2.69m x 4.39m)

With a front facing uPVC window, central ceiling lights, radiator and power points.



### Bedroom Two

6'11 x 11'5 (2.11m x 3.48m)

With a front facing uPVC window, central ceiling lights, radiator and power points.



### Bedroom Three

10'3 x 8'2 (3.12m x 2.49m)

With a front facing uPVC window, central ceiling lights, radiator and power points.



### Bathroom

5'11 x 10'3 (1.80m x 3.12m)

Partially tiled, radiator and extractor fan, three piece suite comprising panel enclosed bath with thermostatic controlled shower, WC, hand wash basin and a chrome heated towel rail.



### Loft

14'11 x 18'7 (4.55m x 5.66m)

Rear facing uPVC double glazed window and an additional two Velux windows to the front of the property, radiator, power points, wall lights, access through to en-suite with WC and hand wash basin



### Yard

An enclosed rear patio area

