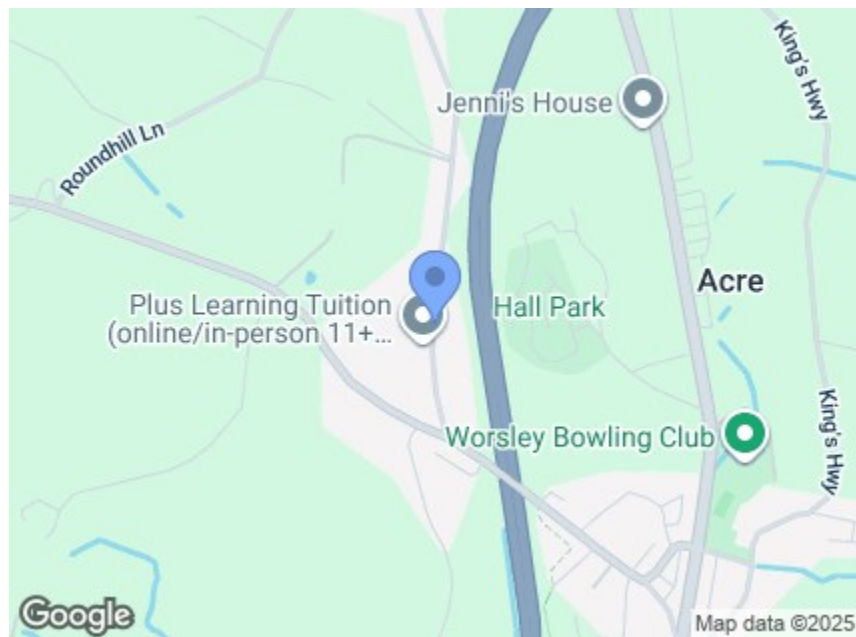
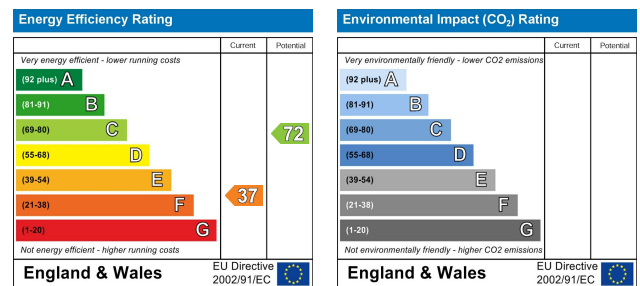


GROSS INTERNAL AREA  
TOTAL: 133 m<sup>2</sup>/1,430 sq.ft  
GROUND FLOOR: 69 m<sup>2</sup>/745 sq.ft, FIRST FLOOR: 64 m<sup>2</sup>/685 sq.ft  
EXCLUDED AREAS: GARAGE: 18 m<sup>2</sup>/189 sq.ft, UTILITY: 6 m<sup>2</sup>/68 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



### Directions

Postcode - BB4 5BL What three words -  
///turned.coasters.reflect



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.

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## Hazel Grove Rising Bridge Road Haslingden, Rossendale, BB4 5BL

Guide price £375,000



- Well presented three-bedroom bay fronted semi-detached home
- Fitted kitchen with ample storage & work surfaces with rear porch
- Sold with no onward chain
- Bright lounge & separate dining room providing spacious living areas
- Modern family bathroom & separate WC
- Gardens to the front & rear plus driveway parking & detached garage
- Popular Rising Bridge location with excellent transport links & nearby countryside walks
- Tenure - unknown, Council Tax - Rossendale band D, EPC rated F



# Hazel Grove Rising Bridge Road

## Haslingden, Rossendale, BB4 5BL

Hazel Grove, Rising Bridge, BB4 5BL is a generous three-bedroom semi-detached home offered for sale with no onward chain, making it an ideal opportunity for families and first-time buyers alike. The property features a welcoming entrance hallway, fully alarmed, leading to a bright lounge, a well-sized dining room, and a fitted kitchen with ample storage and work surfaces. Upstairs, there are three well-proportioned bedrooms, including two doubles, along with a modern family bathroom. Externally, the home benefits from gardens to the front and rear, with the rear garden providing a private space for outdoor enjoyment, as well as a driveway offering off-road parking.

Situated in the popular area of Rising Bridge, the property enjoys the perfect balance of semi-rural living while remaining well-connected. The surrounding area is known for its beautiful countryside, with plenty of walking routes and outdoor pursuits on the doorstep, yet everyday amenities, schools, and transport links are all within easy reach. The M66 and A56 are just moments away, providing excellent connections to Manchester, Burnley, and beyond, making Hazel Grove an appealing choice for commuters as well as families looking to enjoy both convenience and a peaceful setting.

### Entrance Hallway

174 x 9 (5.28m x 2.74m)  
Wooden door and original stain glass window which has been double glazed to front elevation, original coving and wooden spindle staircase with under stairs storage and access to first floor, picture rail, centre ceiling light, gas central heating radiator, fully alarmed and access to downstairs living accommodation.



### Living Room

15'9 x 14'2 (4.80m x 4.32m)  
Bay fronted with stain glass double glazed windows, marble hearth with fire surround, electric fires in situ in coal fire grate, original coving, dado rail, centre ceiling light and gas central heating radiator



### Alternative View



### Lounge/ Dining Room

14'5 x 13'1 (4.39m x 3.99m)  
Stain glass double glazed window to rear elevation overlooking well maintained gardens, fitted with marble surround and fire place with electric fire in situ in coal fire grate, dado rail, original coving, centre ceiling light and gas central heating radiator.



### Kitchen

14'6 x 10 (4.42m x 3.05m)  
Double glazed window to side and rear elevation overlooking well maintained gardens, fitted with a range of wall and base units with complimentary worktops and splashback tiles, inset sink and mixer tap, ceramic hob and extractor above, integrated oven and grill, integrated fridge, Amtico flooring, centre ceiling light, gas central heating radiator.



### Rear Porch

5 x 9'10 (1.52m x 3.00m)  
Double galzed windows to rear elevation with door leading to garden, tiled flooring and lighting.

### First Floor Landing

11'10 x 5'6 (3.61m x 1.68m)  
Leading off to three bedrooms and family bathroom

### Bedroom One

15'10 x 14'1 (4.83m x 4.29m)  
Bay fronted double glazed window to front elevation, fitted wardrobes, centre ceiling light and gas central heating radiator.



### Bedroom Two

14'4 x 13'1 (4.37m x 3.99m)  
Bay fronted double glazed window to rear elevation, overlooking gardens, fitted wardrobes, centre ceiling light and gas central heating radiator.



### Bedroom Three

8'3 x 9 (2.51m x 2.74m)  
Bay fronted double glazed window to front elevation, fitted wardrobes, centre ceiling light and gas central heating radiator.



### Bathroom

7'4 x 10 (2.24m x 3.05m)  
Double glazed stain glass window to rear elevation, fitted with a two piece suite, comprising of hand wash basin with vanity unit below, walk in shower, fully tiled walls and floor, chrome heated towel rail, inset spots.



### WC

Double glazed window to side elevation, fitted with low level wc, fully tiled walls and floor, centre ceiling light



### Garage and Utility

18'3 x 10'5, 7'11 x 10'5 (5.56m x 3.18m, 2.41m x 3.18m)  
Garage fitted with power and lighting, electric door. Garage and Utility. Utility is fitted with sink unit, washing machine, dryer and space for fridge freezer. Toilet attached to Utility.

### Rear Garden

Private rear garden with wooden fencing, mainly laid to lawn with patio area, with mature shrubs and bushes



### Alternative View



### Front Garden and Driveway

Gated access, set behind a dwarf wall, with pathway leading to front door, mainly laid to lawn with boarders and plantings, lighting and access to detached garage and rear garden.