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# Moorland Rise

£375,000 Leasehold

Moorland Rise, Haslingden

## Description

Set within a peaceful cul-de-sac, the property boasts a generous layout including a bright and airy lounge, a modern open-plan kitchen and dining area with integrated appliances, and a bright conservatory that overlooks the rear garden, providing a perfect additional living space or home office.

Upstairs, there are four well-proportioned bedrooms, including a master with its own en-suite shower room. A stylish family bathroom serves the remaining bedrooms, and there is also the added convenience of a downstairs WC. The home is well-maintained throughout and features an integral garage and driveway providing ample off-road parking.

The standout feature of this property is its beautifully landscaped south-facing rear garden, offering excellent privacy, a well-kept lawn, and two separate patio areas perfect for relaxing or entertaining in the sun. With excellent access to local schools, shops, and motorway links via the M66 and M65, this property combines comfort, style, and convenience in one of Haslingden's most desirable residential locations. Located in the highly sought-after Moorland Rise in Haslingden, this beautifully presented four-bedroom detached home offers versatile living ideal for modern family life.



Council Tax Band: E

Tenure: Leasehold (958 years)

Ground Rent: £150 per year

Parking options: Driveway

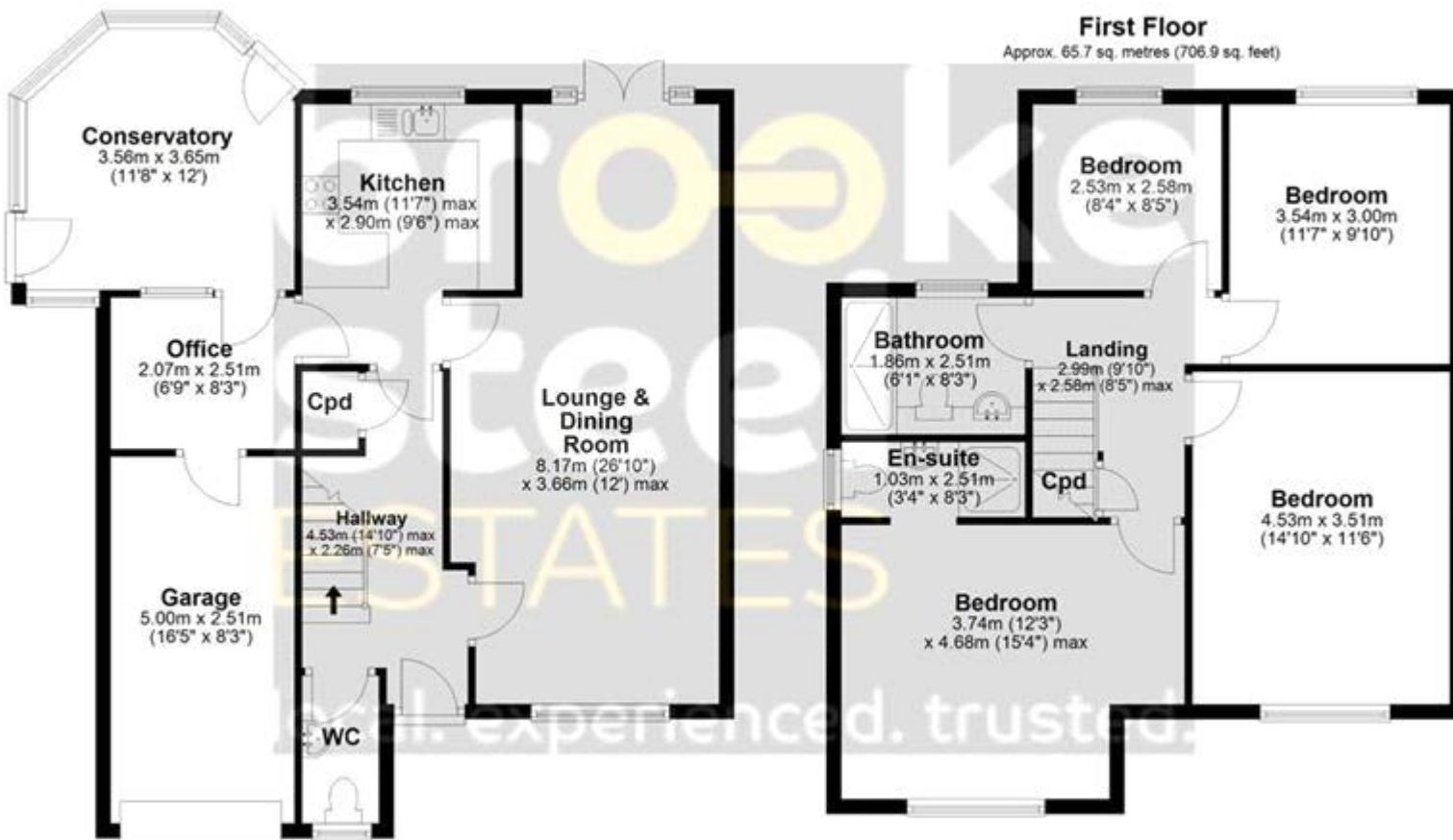
Garden details: Enclosed Garden, Front Garden, Rear Garden

**Tenure**

Leasehold

## Ground Floor

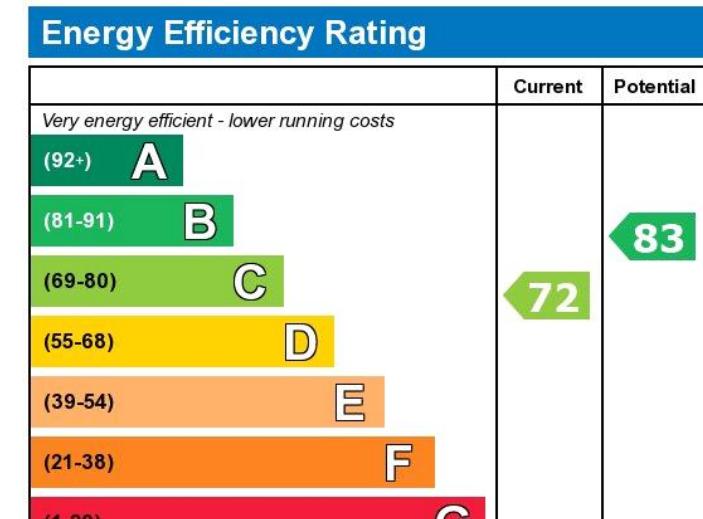
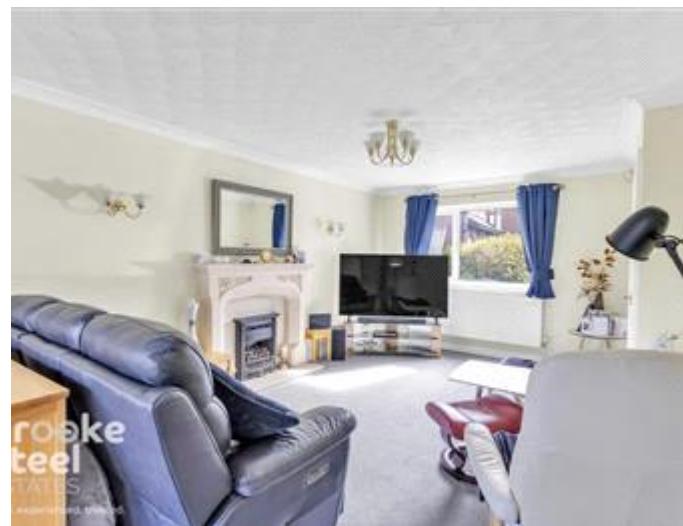
Approx. 79.2 sq. metres (852.0 sq. feet)



Total area: approx. 144.8 sq. metres (1558.9 sq. feet)

Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.

Plan produced using PlanUp.



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