



brooke  
steel

Specialist in  
metal work and  
repairs

# Hillrise, Haslingden

£210,000 Leasehold

Hillrise, Haslingden

## Description

Presenting a true semi-detached bungalow, perfectly positioned on an elevated plot with breath-taking views across the valley. Nestled in a tranquil residential cul-de-sac, this property offers immediate access to countryside walks and is conveniently situated within a mile of the A56/M66, providing excellent commuter links to Manchester, Rawtenstall, Ramsbottom and beyond.

The property features a driveway and gardens at both the front and rear elevations. It benefits from gas central heating and UPVC double glazed window.

With porch leading through the etched glass internal door into the reception room where generous sized windows frame idyllic countryside views out over Tor, the Grane and Holcombe, a truly unrivalled panorama. Separate fitted kitchen with soft cream coloured wall units with stylish wooden worktops provide generous preparation space. With integrated Neff oven and hob; further fitted appliances include a fridge-freezer and ceramic sink. Side door offers easy access to the garden space. The inner hallway leads to two bedrooms and a family bathroom. The main bedroom is a generous double with views of the rear garden. The second bedroom also overlooks the rear garden and can serve as a smaller double or a spacious single bedroom. The bathroom is equipped with white three piece bathroom suite.



Externally, the property boasts front and rear lawn gardens and a driveway to the side. With practical wheelie bin storage. Nestled within a peaceful residential estate, Hill Rise forks off along its own quiet cul-de-sac, this bungalow is set back towards the end.

Council Tax Band: Band B

Tenure: Leasehold (0 years)

Ground Rent: £0 per year

Service Charge: £0 per year

### **Tenure**

Leasehold

## Ground Floor

Approx. 57.7 sq. metres (621.0 sq. feet)



Total area: approx. 57.7 sq. metres (621.0 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
 Brooke Steel Estates - Head Office  
 4 Market Street, Edenfield, Lancashire BL0 0JN  
 Tel: 01706 940 335 Email: [hello@brookesteel.co.uk](mailto:hello@brookesteel.co.uk) Website: <https://www.brookesteel.co.uk>

