



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Wolfenden Green, Rossendale, BB4 9DA

£600,000

A SUPERB SIX BEDROOM FAMILY HOME AND ANNEX IN A SOUGHT AFTER AREA OF ROSSENDALE

WOW! If you are looking for the perfect family home, in an immaculate condition, then look no further! This wonderful six-bedroom property is being welcomed to the property market in a desired location in Rossendale. The property is deceptively spacious with versatile living areas and provides beautiful views. Whilst also having countryside walks on the doorstep to surrounding areas, yet still providing easy access to major commuter links to Rawtenstall, Bury and Manchester. The property is in the catchment area for Bacup and Rawtenstall Grammar School and is in walking distance to Waterfoot Primary School.

The property comprises briefly, to the ground floor; entrance to the main house with a welcoming entrance hall which has doors leading to the WC and to the first reception room. The reception room has stairs leading to the first floor and a door to the open plan living kitchen. The kitchen is fitted with contemporary and stylish units with integrated appliances, is open to the living area and has doors to the rear garden and utility room.

To the first floor, you will find four double bedrooms, a four piece bathroom suite and a walk-in wardrobe. Two of the bedrooms boast their own en suite facilities. To the annex, entrance through to the bright kitchen which has a door providing access to the reception room which has doors leading to the rear garden and to the second reception room housing a staircase to the first floor and a door to the inner hall. From the inner hall there is access to the three piece shower room and a storage room. To the first floor of the annex is a landing with access to two double bedrooms and a three piece bathroom suite.

Externally, to the rear of the property there is a beautiful garden with a laid to lawn area, a paved patio, mature shrubbery and bedding areas. The garden wraps round the whole property leading to the front where there is off road parking.

Wolfenden Green, Rossendale, BB4 9DA

£600,000



- Impressive Detached Property
- Spacious Reception Rooms
- Off Road Parking
- EPC Rating: D

- Four Bedrooms To The Main House & Two Bedroom Annex
- Two En Suite Facilities
- Freehold

- Two Open Plan Kitchens
- Wrap Around Gardens
- Council Tax Band C

Ground Floor

Entrance Hallway

6'8 x 6'2 (2.03m x 1.88m)

Hardwood front entrance door, two hardwood single glazed windows, UPVC double glazed window, central heating radiator, tile effect flooring and doors to the WC and reception room.

WC

6'5 x 4'4 (1.96m x 1.32m)

UPVC double glazed frosted window with fitted blind, central heating radiator, dual flush WC, vanity top wash basin and wood effect flooring.

Reception Room One

16'5 x 12'6 (5.00m x 3.81m)

Three UPVC double glazed windows with fitted blinds, tile effect flooring, stairs to the first floor and door to the open plan living kitchen.

Open Plan Living Kitchen

25'2 x 19'5 (7.67m x 5.92m)

Five UPVC double glazed windows with fitted blinds, two UPVC double glazed bay windows, two central heating radiator, range of high gloss wall and base units with quartz surfaces, centre island and breakfast bar, stainless steel sink with drainer and mixer tap, Neff double oven in a high rise unit, Neff five ring gas hob, extractor hood, integrated full height fridge and Neff dishwasher, wine fridge, open fire with feature stone fireplace surround, spotlights, wood effect flooring, door to the utility and UPVC double glazed French doors to the rear.

Utility Room

7'3 x 6'1 (2.21m x 1.85m)

Plumbing for washing machine, space for dryer and fridge freezer, Worcester boiler, wood effect flooring and hardwood door to the side elevation.

First Floor

Landing

20'8 x 12'5 (6.30m x 3.78m)

UPVC double glazed window, central heating radiator and doors to three bedrooms, bathroom and walk in wardrobe.

Bedroom One

20'3 x 14'11 (6.17m x 4.55m)

Two UPVC double glazed windows, central heating radiator, television point, loft access and door to the en suite.

En Suite

7'3 x 7'1 (2.21m x 2.16m)

UPVC double glazed window, central heating towel rail, dual flush WC, vanity top wash basin, direct feed shower unit and laminate flooring.

Bedroom Two

12'7 x 12'1 (3.84m x 3.68m)

Two UPVC double glazed windows, central heating radiator, television point and door to the en suite.

En Suite

6'2 x 3'10 (1.88m x 1.17m)

Central heating towel rail, dual flush WC, pedestal wash basin, double direct feed shower unit, spotlights, extractor fan and wood effect flooring.

Bedroom Three

15' x 11'7 (4.57m x 3.53m)

UPVC double glazed window, central heating radiator, fitted wardrobes and television point.

Bedroom Four

12'7 x 7' (3.84m x 2.13m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bathroom

10'8 x 6'6 (3.25m x 1.98m)

UPVC double glazed window, central heating towel rail, dual flush WC, vanity top wash basin, corner electric feed shower unit, panelled bath, tiled elevations and wood effect flooring.

Walk In Wardrobe

6'6 x 4'5 (1.98m x 1.35m)

Shelving and loft access.

Annex

Kitchen

12'1 x 10'8 (3.68m x 3.25m)

Composite front entrance door, UPVC double glazed bay window, central heating radiator, range of white wall and base units with laminate surfaces, breakfast bar, stainless steel one and a half bowl sink with drainer and mixer tap, Lamona oven, grill and microwave in a high rise unit, Lamona four ring gas hob, extractor hood, integrated fridge freezer, washing machine and dishwasher, spotlights, smoke alarm, tile effect flooring and doors to pantry and reception room one.

Reception Room One

15'11 x 10'5 (4.85m x 3.18m)

Central heating radiator, double doors to reception room two and UPVC double glazed French doors to the rear.

Reception Room Two

18'9 x 17'10 (5.72m x 5.44m)

UPVC double glazed window, two central heating radiators, television point, electric fire, stairs to the first floor and door to the inner hall.

Inner Hall

3'8 x 3'5 (1.12m x 1.04m)

Doors to storage cupboard and shower room.

Shower Room

6'5 x 6'1 (1.96m x 1.85m)

UPVC double glazed window, central heating towel rail, dual flush WC, vanity top wash basin, direct feed shower unit, tiled elevations, extractor fan, spotlights and tiled flooring.

First Floor

Landing

7' x 3'3 (2.13m x 0.99m)

UPVC double glazed window and doors to two bedrooms and bathroom.

Bedroom One

15'4 x 13'2 (4.67m x 4.01m)

UPVC double glazed window with fitted blind, central heating radiator, fitted wardrobes and storage cupboard.

Bedroom Two

11'4 x 8'8 (3.45m x 2.64m)

UPVC double glazed window with fitted blind and central heating radiator.

Bathroom

6'11 x 5'7 (2.11m x 1.70m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, panelled bath with direct feed shower overhead, part tiled elevations, extractor fan, spotlights and tiled flooring.

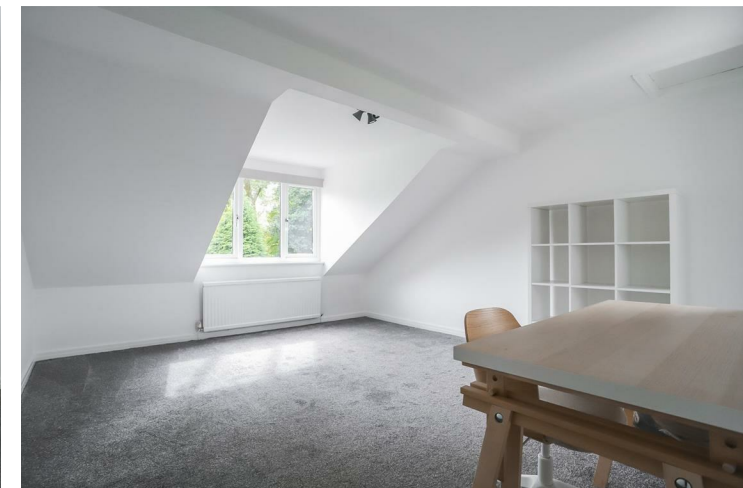
External

Front

Garden wrapping round to the rear and driveway providing off road parking.

Rear

Enclosed laid to lawn garden with paved patio and planted beds.



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