

Ground Floor
Approx. 961.7 sq. feet



First Floor
Approx. 576.9 sq. feet



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	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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.



Heightside Avenue, Rossendale, BB4 9HA

£325,000

THE PERFECT FAMILY HOME ON A QUEST ESTATE IN ROSSENDALE

Keenans are proud to bring to the market this spacious property in Rossendale. This is the perfect property for someone who is looking for a property that they can move straight into. The property is immaculately presented and is filled with bright, modern and spacious rooms. The property is located in the heart of Rossendale, just a short distance to the town centre where there are shops and eateries. Whilst also being close to major commuter routes to Rochdale, Bury and Manchester, as well as having easy access to well-regarded schools.

The property comprises briefly, to the ground floor; entrance through to the hallway. The hallway has stairs leading to the first floor and doors providing access to the living room and to the dining room. The dining room is open to the second reception room and to the bar area and also has a door leading to the kitchen. The kitchen is fitted with wall and base units and has doors leading to the inner hall and has a door providing access to the rear garden. The inner hall has a door to the downstairs WC.

To the first floor, there is a landing with doors providing access to four bedrooms and a three-piece shower room.

Externally, to the rear of the property there is an enclosed rear garden with a lawn area, paved patio and mature shrubbery. To the front of the property there is a lawn area, driveway for off road parking and a garage.

View early to avoid disappointment! Contact our Rossendale team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansstateagents

Heightside Avenue, Rossendale, BB4 9HA

£325,000



- Freehold Property
- Rural Views
- Abundance Of Space
- Council Tax Band D
- Off Road Parking
- No Chain Delay
- EPC Rating: D
- Integral Garage
- Four Bedrooms

Ground Floor

Hall

13'07 x 5'05 (4.14m x 1.65m)

UPVC double glazed window, central heating radiator, stairs to the first floor, parquet flooring, coving, smoke alarm, doors to reception room and dining room.

Reception Room One

13'05 x 13'04 (4.09m x 4.06m)

UPVC double glazed window, central heating radiator, television point, gas fire.

Dining Room

19'03 x 7'10 (5.87m x 2.39m)

Wood effect floor, storage cupboard, open to reception room two and bar area, door to kitchen.

Bar Area

9'02 x 8'02 (2.79m x 2.49m)

UPVC double glazed window, central heating radiator, wood effect floor.

Reception Room Two / Study

9'03 x 8'02 (2.82m x 2.49m)

UPVC double glazed window, central heating radiator, wood effect floor, velux window.

Kitchen

11'10 x 11'00 (3.61m x 3.35m)

UPVC double glazed window, central heating radiator, wood effect wall and base units, laminate worktops, composite sink with drainer and mixer taps, double oven, four ring gas hob, extractor hood, built in microwave, space for fridge, plumbing for washing machine and dishwasher, part tiled elevations, laminate floor, UPVC double glazed door to rear, door to inner hall.

Inner Hall

4'03 x 3'01 (1.30m x 0.94m)

UPVC double glazed window, laminate floor, door to WC.

WC

5'05 x 3'01 (1.65m x 0.94m)

UPVC double glazed frosted window, dual flush WC, wall mounted wash basin with traditional taps, tiled elevations, laminate floor.

First Floor

Landing

9'01 x 7'10 (2.77m x 2.39m)

Doors to four bedrooms, shower room, smoke alarm, coving, access to attic.

Bedroom One

14'09 x 11'10 (4.50m x 3.61m)

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

Bedroom Two

12'00 x 11'06 (3.66m x 3.51m)

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

Bedroom Three

11'08 x 9'11 (3.56m x 3.02m)

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

Bedroom Four

8'01 x 7'00 (2.46m x 2.13m)

UPVC double glazed window, central heating radiator, coving.

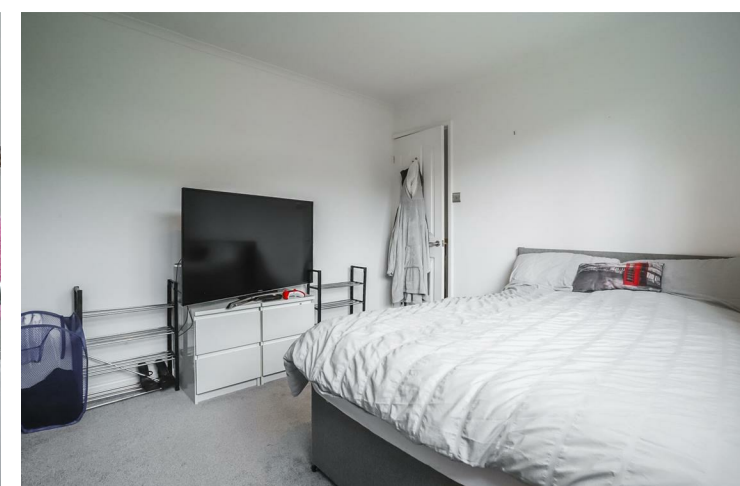
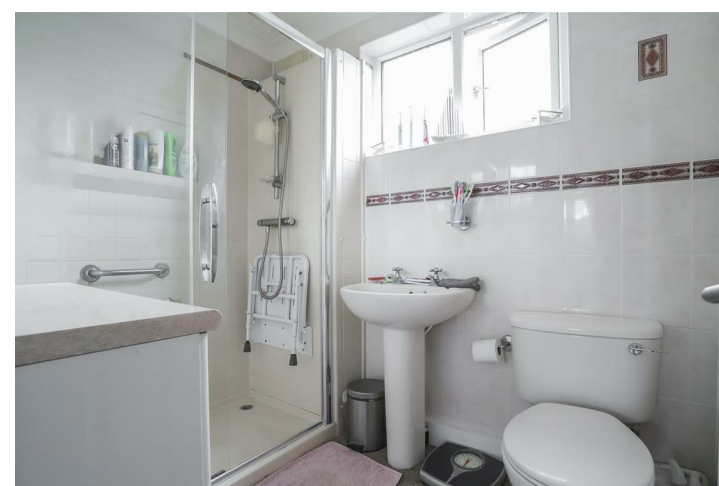
Shower Room

7'01 x 5'06 (2.16m x 1.68m)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin with traditional taps, double main feed shower, tiled elevations, coving.

Externally

Enclosed garden, paved patio, lawn area.



Tel: 01706215618

www.keenans-estateagents.co.uk