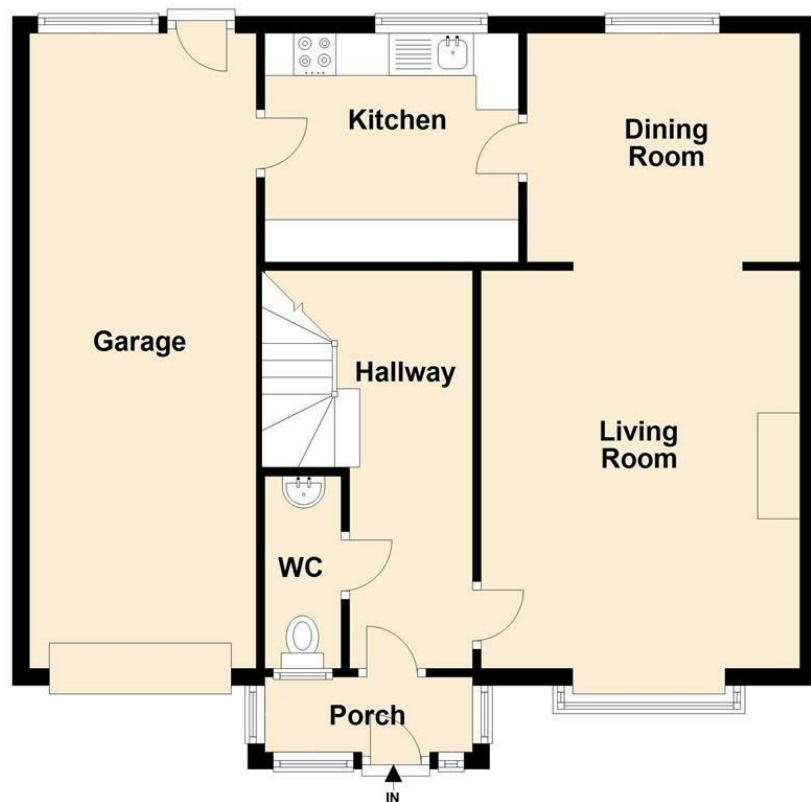
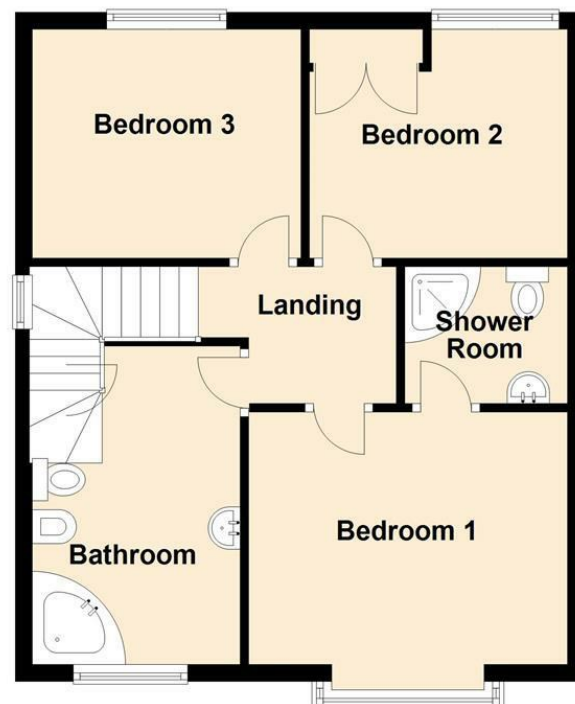


Ground Floor



First Floor



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
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

## Cherry Crescent, Rossendale, BB4 6DS

### £325,000

A SUPERB THREE BEDROOM FAMILY HOME WITH GORGEOUS PANORAMIC VIEWS AND OFF ROAD PARKING

Keenans are welcoming to the market this beautiful three bedroom property in a popular area of Rossendale, boasting a spacious living room that is open to the dining room, a fitted kitchen, three double bedrooms, a four piece bathroom, a downstairs WC, a spacious garage which is also used as a utility area and a beautiful rear garden that isn't overlooked. The property is conveniently close for accessing well regarded schools, is only a short drive to the town centre where there are an abundance of shops and eateries, is within walking distance of bus routes and also has great connections to major commuter links.

The property comprises briefly; A welcoming entrance to the porch with a door leading to the hallway which has stairs leading to the first floor and doors providing access to the downstairs WC and to the living room. The living room is open to the dining room which has a door providing access to the kitchen. The kitchen has a door leading to the garage which has a door providing access to the rear garden. To the first floor landing; doors provide access to three double bedrooms and a three-piece shower room. The main bedroom has a door providing access to the en-suite.

Externally to the rear of the property there is a beautiful enclosed rear laid lawn garden with a paved patio, mature shrubs and bedding areas. To the front of the property there is a tarmac driveway providing off-road parking for numerous vehicles leading to the garage, and a laid to lawn garden.

Viewings can be arranged by calling our Rawtenstall team, at your earliest convenience.

# Cherry Crescent, Rossendale, BB4 6DS

£325,000



- Detached Family Home
- Beautifully Presented
- Fitted Kitchen
- Three Bedrooms
- Driveway
- Enclosed Rear Garden
- En-Suite To Master
- Garage/Utility
- Must Be Viewed

## Ground Floor

### Entrance

Wood door leads to the porch.

### Porch

8'8 x 2'10 (2.64m x 0.86m)

Single glazed wood window, tiled flooring and a wood door leads to the hall.

### Hall

16'3 x 8'4 (4.95m x 2.54m)

Central heating radiator, coving to the ceiling, stairs to the first floor, alarm system and doors lead to the lounge and to the WC.WC

### WC

7'5 x 2'11 (2.26m x 0.89m)

Wood double glazed frosted window, central heating radiator, low basin WC, wall mounted wash basin with traditional taps and tiled flooring.

### Lounge

15'5 x 12'4 (4.70m x 3.76m)

Wood double glazed bay window, central heating radiator, coving to the ceiling, television point, two wall lights, electric fire with a marble surround, dado rail and an opening leads to the dining room.

### Dining Room

10'7 x 8'11 (3.23m x 2.72m)

Wood double glazed window, central heating radiator, coving to the ceiling, dado rail and a door leads to the kitchen.

### Kitchen

9'10 x 8'10 (3.00m x 2.69m)

Wood double glazed window, central heating radiator, a range of wood wall and base units, tiled worktops, composite sink, drainer and mixer tap, a double oven with a four ring gas hob, extractor hood, part-tiled elevations, plumbing for a dishwasher, space for a fridge freezer, tiled flooring and a door leads to the garage.

### Garage

28'6 x 8'9 (8.69m x 2.67m)

Up and over door, wood single glazed window, plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, Worcester boiler and a wood door leads to the rear garden.

## First Floor

### Landing

14'4 x 5'7 (4.37m x 1.70m)

Wood double glazed frosted window on the stair return, loft access, coving to the ceiling and doors lead to the bathroom and to three bedrooms.

### Bedroom One

12'5 x 9'7 (3.78m x 2.92m)

Wood double glazed bay window, central heating radiator, coving to the ceiling and a door leads to the en-suite.

### En-Suite

6'3 x 5'4 (1.91m x 1.63m)

Wood double glazed frosted window, central heated towel rail, three piece suite comprises: dual flush WC, pedestal wash basin with mixer tap, a mains feed shower, tiled elevations, tiled flooring, spotlights and an extractor fan.

### Bedroom Two

10'5 x 9'3 (3.18m x 2.82m)

Wood double glazed window, central heating radiator and a storage cupboard.

### Bedroom Three

10'5 x 9' (3.18m x 2.74m)

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

### Bathroom

12'4 x 8'4 (3.76m x 2.54m)

Wood double glazed window, central heating radiator, four piece suite comprises: low basin WC, pedestal wash basin with mixer tap, corner bath with mixer tap, bidet, coving to the ceiling, extractor fan, boiler cupboard and part-tiled elevations.

### External

#### Front

A tarmacadam driveway providing off-road parking for numerous vehicles leading to the garage.

#### Rear

Enclosed laid to lawn garden with a paved patio, mature shrubs and bedding.



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