



Total area: approx. 146.9 sq. metres (1581.5 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.



## Newchurch Road, Rossendale, BB4 7SN

### £450,000

SPACIOUS FOUR BEDROOM SEMI DETACHED FAMILY HOME IN THE HEART OF THE ROSSENDALE VALLEY

This four bedroom semi detached family home is being proudly welcomed to the market. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes and in walking distance to Rawtenstall town centre. This property is ideally suited to a growing family looking to put their personal stamp on for a long term home. This property is definitely not one to be missed. The property boasts spacious, well proportioned interiors, with beautiful gardens and countryside views.

Comprising briefly to the ground floor; entrance via the hallway which has doors to both reception rooms, the kitchen diner and the downstairs WC as well as stairs to the first floor. The kitchen has UPVC French doors to the rear garden. To the first floor is a landing to four bedrooms and a family bathroom, the main bedroom has a door to the en suite. Externally, to the rear is a well established garden with a laid to lawn garden, mature shrubbery and bedding areas with paved patio seating areas. To the front is a laid to lawn garden and a driveway with mature shrubbery and bedding areas.

For further information, or to arrange a viewing please contact our Rossendale office at your earliest convenience. To preview properties coming to the market with Keenans please follow our social media Facebook: Keenans Estate Agents and Instagram @keenans.ea

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	72
(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.



# Newchurch Road, Rossendale, BB4 7SN

£450,000



- Beautifully Presented Semi Detached Property
- Neutral Decoration
- Off Road Parking and Garage
- EPC Rating D
- Four Bedrooms
- Updated to Highest Standard
- Tenure Freehold
- Two Bathrooms
- Gardens to Front and Rear
- Council Tax Band D

## Ground Floor

### Entrance Hall

16'5 x 6 (5.00m x 1.83m)

Stained glass, hardwood front door, central heating radiator, coving, wood effect laminate flooring, stairs to first floor, doors leading to two reception rooms, kitchen, WC and garage.

### Reception Room One

12'6 x 11 (3.81m x 3.35m )

UPVC double glazed bow bay window, two central heating radiators, gas fire with ornate surround and wood mantle, coving and two feature wall lights.

### Reception Room Two

15'7 x 11'10 (4.75m x 3.61m )

UPVC double glazed box bay window, central heating radiator, gas fire with marble surround, coving and wood effect laminate flooring.

### Kitchen

18'9 x 7'10 (5.72m x 2.39m )

UPVC double glazed window, two central heating radiators, mix of wall and base units, solid wood worktops, sunken Belfast sink with mixer tap, space for double oven, extractor hood, plumbing for washing machine, integrated dishwasher, fridge freezer and open to dining area.

### WC

3'7 x 2'3 (1.09m x 0.69m )

UPVC double glazed window, low base WC and laminate flooring.

### Garage

18'2 x 9'11 (5.54m x 3.02m )

Combi boiler.

## First Floor

### Landing

Doors leading to four bedrooms and bathroom.

### Bedroom One

18'9 x 9'10 (5.72m x 3.00m )

UPVC double glazed window, loft access, central heating radiator and door to en suite.

### En Suite

9'10 x 5'6 (3.00m x 1.68m )

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, double direct feed shower, part tiled elevation, laminate flooring and spotlights.

### Bedroom Two

12'10 x 11'7 (3.91m x 3.53m )

UPVC double glazed window, central heating radiator and original wood flooring.

### Bedroom Three

11'6 x 10'7 (3.51m x 3.23m)

UPVC double glazed window, central heating radiator and original wood flooring.

### Bedroom Four

6'11 x 6'1 (2.11m x 1.85m )

UPVC double glazed window and central heating radiator.

### Bathroom

7'2 x 7 (2.18m x 2.13m )

UPVC double glazed frosted window, central heating towel rail, low base WC, pedestal wash basin with traditional taps, freestanding claw foot bath with traditional taps and direct feed shower, part tiled elevations and tile effect flooring.

### Exterior

#### Rear

Laid to lawn garden, mature shrubbery and paved patio.

#### Front

Steps leading to entrance, aid to lawn garden, mature shrubbery, bedding areas and off road parking.



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