



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 PlanItip.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(55-68) D			
(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.

Burnley Road East, Rossendale, BB4 9NT

£550,000

AN IMPRESSIVE FORMER CHAPEL DATING BACK TO 1861

The Chapel is a gorgeous, five-bedroom, former Wesleyan Chapel nestled in an elevated position in a popular area of Rossendale. The property is perfectly suited for a growing family looking for a character property that blends spacious, open-plan living accommodation with traditional features to create a striking and unique home. The property offers good access to all local amenities, schools and commuter routes towards Burnley, Bury and Manchester.

The property comprises briefly: entrance into an impressive living room with vaulted ceiling, return staircase to the first floor galleried landing, and doors to a spacious fitted kitchen/dining room. The kitchen is a bespoke hand crafted kitchen with a large island and breakfast bar and offers access to a separate utility room and a back hall. The back hall has doors leading to the rear garden and a large downstairs WC/cloak room. To the first floor is a landing with stairs leading to the second floor and doors providing access to three bedrooms and a beautiful family bathroom. The master bedroom benefits from an ensuite shower room. To the second floor is a landing with doors leading to two more bedrooms both with access to generous storage spaces. Externally the property offers a rear garden with a woodland aspect, there is also an additional gated garden area ideal for off-road parking for approximately five vehicles.

For further information, or to arrange a viewing, please contact our Rossendale team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Burnley Road East, Rossendale, BB4 9NT

£550,000



- 1860's Immaculately Presented Chapel House
- Open Plan Living Space
- Hand Crafted Kitchen Diner
- Four Piece Family Bathroom
- En Suite To Main Bedroom
- Rear Gardens
- Off Road Parking
- Freehold
- Council Tax Band F
- EPC Rating: C

Ground Floor

Reception Room One

30'0" x 29'5" (9.14m x 8.97m)

Pitched Pine feature arched double glazed front entrance door with an exposed stone surround, three twin aspect pitched pineframed double glazed sash windows, two feature arched windows, two Velux windows, cast iron multi fuel burning stove, television point, telephone point, three Victorian style central heating radiators, pine flooring, original cast iron support beams, centre light point, open return staircase to the first floor and oak single glazed double doors to the kitchen diner.

Kitchen Diner

29'3" x 21'11" (8.92m x 6.68m)

Two Pitched Pine double glazed sash windows with oak shutters, hand carved wood panelled wall and base units with solid granite surfaces, inset Belfast sink with draining ridges and a chrome mixer tap, Everhot Range oven with hotplate top, induction hob and extractor hood, island and breakfast bar with a oak wood surface, fitted dresser, three central heating radiators, spotlights, smoke alarm, television point, slate tiled flooring, cellar hatch and oak single glazed doors to the utility room and back hall.

Utility Room

10'5" x 9'5" (3.18m x 2.87m)

Pitched Pine double glazed sash window, hand carved wood panelled wall and base units with beech surfaces, stainless steel sink with drainer and mixer tap, combination boiler, plumbing for washing machine, space for dryer, central heating radiator and terracotta tiled flooring.

Back Hall

Central heating radiator, Travatine tiled flooring, centre light point, door to the WC and a wood panelled door to the rear.

WC

10'4" x 7'6" (3.15m x 2.29m)

Two piece suite comprising: low base WC unit, wall elevated wash basin with waterfall taps, fitted storage cupboard, Travatine tiled flooring, part panelled elevations, centre light point and an pitched pine double glazed sash window.

First Floor

Gallery Landing

25'3" x 16'0" (7.70m x 4.88m)

Velux window, central heating radiator, exposed beams to the ceiling, spotlights, open return stair case to the second floor and single glazed doors to three bedrooms and the family bathroom.

Bedroom One

17'0" x 14'6" (5.18m x 4.42m)

Pitched Pine double glazed sash window, two Velux windows, two central heating radiators, exposed beams to the ceiling and door to the en suite.

En Suite

10'9" x 5'7" (3.28m x 1.70m)

Pitched Pine double glazed frosted sash window, three piece suite comprising: double shower enclosure, pedestal wash basin, low base WC, part tiled elevations, tiled flooring, central heating radiator, centre light point, fitted linen cupboard and an extractor fan.

Bedroom Two

11'7" x 9'7" (3.53m x 2.92m)

Velux window, central heating radiator, exposed beams to the ceiling, centre light point, reading light and shelving.

Bedroom Three

11'9" x 10'7" (3.58m x 3.23m)

Velux window, central heating radiator, exposed beams to the ceiling and a centre light point.

Bathroom

11'9" x 10'9" (3.58m x 3.28m)

Velux window, four piece suite comprising: freestanding bath, walk in direct feed shower unit, vanity top wash basin, dual flush WC unit, tiled flooring, part tiled elevations, centre light point and an extractor fan.

Second Floor

Landing

10'2" x 9'11" (3.10m x 3.02m)

Velux window, eaves storage, television point and doors to bedrooms four and five.

Bedroom Four

21'0" x 9'11" (6.40m x 3.02m)

Four Velux windows, eaves storage, central heating radiator, wood effect flooring and a rear entrance door leading to an external cast iron stair case.

Bedroom Five

9'6" x 6'6" to height restriction (2.90m x 1.98m to height restriction)

Velux window, a centre light point and access to ample storage space in the boarded loft.

External

Front

Elevated with stone steps leading to a gated courtyard.

Rear

Enclosed courtyard garden with public foot path access to off road parking for five vehicles and further gardens with enclosing hedges and a side patio.

Agents Note

Council Tax Band F.

The property has solar panels on the south facing roof and has a boiler.

4 kilowatt solar panels which generate approx. £1,200 p.a income



Tel: 01706215618

www.keenans-estateagents.co.uk