



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			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(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.

Sunnybank Close, Helmshore, BB4 4PS

£280,000

AN IMMACULATE THREE BEDROOM TRUE BUNGALOW IN A PICTURESQUE LOCATION

Keenans are delighted to present to the market this spacious three bedroom bungalow set in the highly regarded area of Helmshore. Boasting three bedrooms, an additional bedroom/study, a modern three piece shower room, spacious open plan living area, fitted dining kitchen and stunning gardens with double driveway and double garage. This property is perfect for a family or anybody looking for single storey living. Situated in the perfect location only a short drive to the town centre where there are an abundance of shops and supermarkets, countryside walks on your doorstep, within walking distance of local schools and bus routes. This lovely home is not one to be missed!

The property comprises briefly; A welcoming entrance to the porch which has doors providing access to the kitchen, cloakroom and WC. The kitchen has a door providing access to the living room. The spacious living and dining room has a door providing access to the inner hallway. The inner hallway has doors leading to three double bedrooms, a three piece shower room and an additional room which could be used as a fourth bedroom or a study/office. This room offers versatile living solutions and has French doors providing access to the rear garden. Externally to the rear of the property you will find an enclosed garden with a paved patio, laid to lawn area and timber shed. To the front of the property there is a laid to lawn garden with bedding areas that wraps around to the side of the property where there is a double driveway and double garage.

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

Sunnybank Close, Helmshore, BB4 4PS

£280,000



- Semi Detached Bungalow
- Fitted Kitchen
- Enclosed Rear Garden
- EPC Rating: D
- Three Bedrooms
- Spacious Reception Room
- Double Driveway & Double Garage
- Study/Office or Additional Bedroom
- Three Piece Shower Room
- Freehold - Council Tax Band C

Ground Floor

Entrance Porch

6'8 x 4'10 (2.03m x 1.47m)

UPVC double glazed entrance door, two UPVC double glazed windows, central heating radiator, feature wall light, tiled flooring and doors to WC, cloakroom and kitchen.

WC

4'11 x 3'7 (1.50m x 1.09m)

UPVC double glazed frosted window, central heating radiator, low basin WC and wall mounted wash basin.

Cloakroom

5' x 2'8 (1.52m x 0.81m)

Shelved storage and Baxi combination boiler.

Kitchen

15'9 x 9' (4.80m x 2.74m)

Three UPVC double glazed windows, central heating radiator, range of wood wall and base units with laminate surfaces, composite sink with drainer and mixer tap, Stoves double oven with four ring electric hob, plumbing for dishwasher, integrated fridge and freezer, spotlights, wood effect flooring and door to the reception room.

Reception Room

22'9 x 11' (6.93m x 3.35m)

UPVC double glazed window, two central heating radiators, dado rail, coving, wood effect flooring and door to the hallway.

Inner Hallway

11'6 x 6'6 (3.51m x 1.98m)

Central heating radiator, alarm system, loft access with a drop down ladder and hand rail, smoke alarm, spotlights, wood effect flooring, storage cupboard and doors to three bedrooms, office/study and shower room.

Shower Room

10'2 x 5'4 (3.10m x 1.63m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, Mira exel direct feed shower, shaver point, tiled elevations, spotlights and tiled flooring.

Bedroom One

11'2 x 10'8 (3.40m x 3.25m)

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

Bedroom Two

11'10 x 9'9 (3.61m x 2.97m)

UPVC double glazed window, central heating radiator, fitted wardrobes, dressing table and wood effect flooring.

Bedroom Three

10' x 8'8 (3.05m x 2.64m)

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

Office/Study

8'5 x 7' (2.57m x 2.13m)

A versatile room which could be used as an office or additional bedroom with central heating radiator, coving, wood effect flooring and UPVC double glazed door to the rear.

External

Front

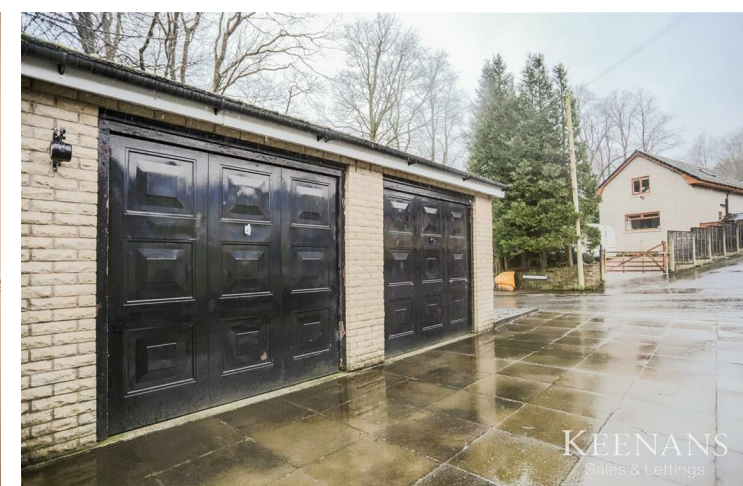
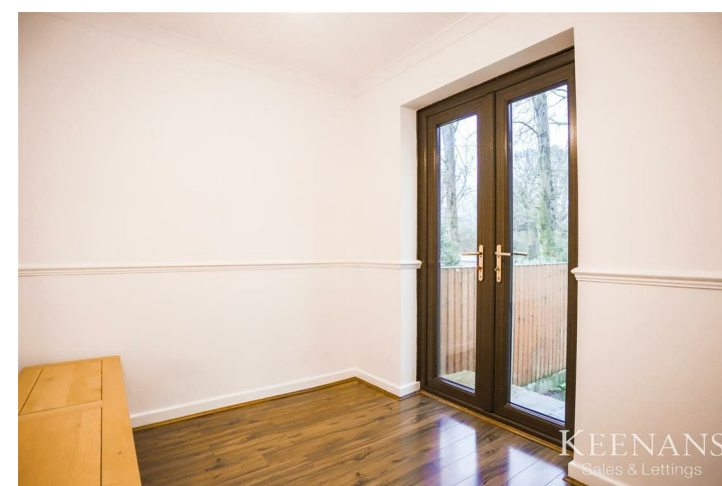
Wrap around planted beds and double driveway with access to the double garage.

Rear

Enclosed paved garden with timber shed, planted beds and woodland views.

Agents Notes

The property benefits from having a new roof, plastics and rain water goods. (completed in 2024)



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