



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	
	Potential
Very energy efficient - lower running costs	93
(92 plus) A	83
(81-91) B	
(69-80) C	
(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.

Ward Way, Rossendale, BB4 6SP

Offers Over £400,000

AN IMMACULATE AND SPACIOUS FOUR BEDROOM DETACHED PROPERTY WITH NO CHAIN DELAY IN A SOUGHT AFTER AREA

This beautiful four bedroom detached home tucked away on a desirable estate in Rossendale is being presented to the property market. Boasting ample living space, with bright and neutrally decorated rooms, stunning modern fitted kitchen with contemporary fixtures and fittings, separate utility room, multi use garage, off road parking and an enviable garden to the rear. This property would be perfect for a family looking for their dream home ready to move straight into! Situated only a short distance away from local transport links, shops and amenities, as well as highly regarded schools.

The property comprises briefly, entrance into a welcoming hallway that has doors to two reception rooms, downstairs WC, kitchen diner and staircase to the first floor. The kitchen diner has a door to the utility room and French doors to the rear. The utility room also has a door to the rear garden. The first floor landing houses doors to four double bedrooms and a three piece bathroom. The main bedroom benefits from an en suite shower room. Externally to the rear of the property is an enclosed garden with a laid to lawn, flagged patio, decking and bedding areas with access to the rear of the garage that is currently used as a home office. The front of the property has access to the garage, driveway and a laid to lawn garden.

View early to avoid disappointment! Contact our Rawtenstall 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

Ward Way, Rossendale, BB4 6SP

Offers Over £400,000



- Impressive Detached Property
- Two Reception Rooms
- Off Road Parking & Garage
- EPC Rating: B
- Four Bedrooms
- En Suite To Main Bedroom
- Freehold
- Contemporary Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band E

Ground Floor

Entrance Hallway

13'4 x 6'2 (4.06m x 1.88m)

Composite front entrance door, UPVC double glazed window, central heating radiator, stairs to the first floor, understairs storage and doors to WC, two reception rooms and kitchen.

WC

5'6 x 3'1 (1.68m x 0.94m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, part tiled elevations, spotlights and wood effect flooring.

Reception Room One

16'2 x 11'5 (4.93m x 3.48m)

UPVC double glazed bay window, two central heating radiators and television point.

Reception Room Two

9'6 x 8'5 (2.90m x 2.57m)

UPVC double glazed window and central heating radiator.

Kitchen

19' x 9'1 (5.79m x 2.77m)

UPVC double glazed window, range of high gloss wall and base units with laminate surfaces, double oven with four ring electric hob, extractor hood, stainless steel one and a half bowl sink with drainer and mixer tap, integrated dishwasher and fridge freezer, spotlights, wood effect flooring and door to the utility.

Utility Room

9' x 4'11 (2.74m x 1.50m)

Range of high gloss wall and base units with laminate surfaces, stainless steel sink with drainer and mixer tap, plumbing for washing machine, wood effect flooring and composite door to the rear.

First Floor

Landing

16'10 x 6'3 (5.13m x 1.91m)

UPVC double glazed window, central heating radiator, loft access and doors to four bedrooms, bathroom and airing cupboard.

Bedroom One

13'7 x 11'7 (4.14m x 3.53m)

UPVC double glazed window, central heating radiator, fitted storage and door to the en suite.

En Suite

6'9 x 4'5 (2.06m x 1.35m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, walk in direct feed shower unit, part tiled elevations, spotlights and wood effect flooring.

Bedroom Two

13'1 x 8'4 (3.99m x 2.54m)

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

Bedroom Three

11'8 x 11'7 (3.56m x 3.53m)

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

Bedroom Four

9'4 x 8'4 (2.84m x 2.54m)

UPVC double glazed window and central heating radiator.

Bathroom

6'3 x 5'8 (1.91m x 1.73m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panelled bath with direct feed shower overhead, part tiled elevations, spotlights and laminate flooring.

External

Front

Laid to lawn driveway with bedding areas and driveway providing off road parking leading to the garage.

Rear

Laid to lawn garden with bedding areas, decking and access to the garage.

Garage

Split into two parts with the rear of the garage currently being used as an office.

Front (8'3 x 6'7) with up and over door.

Rear (9'1 x 7'4) with UPVC double glazed window, central heating radiator, power, spotlights and loft access.



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