

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			
(81-91) 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.

Brooklands Avenue, Helmshore, BB4 4EU

£200,000

A FANTASTIC TWO BEDROOM HOME IN A HIGHLY SOUGHT AFTER AREA

Keenans are delighted to present to the market this deceptively spacious two bedroom end terrace property situated in the highly regarded area of Helmshore. Boasting a cosy living room, spacious modern fitted kitchen, conservatory to the rear and two generously sized bedrooms, this property would be perfect for a couple looking for their first home ready to move straight into! Situated within walking distance to local shops and amenities, bus routes and well regarded schools, as well as having countryside walks on your doorstep. This is a fantastic property not to be missed!

The property comprises briefly, entrance via the hallway that has a door to a welcoming reception room and staircase to the first floor. The reception room has doors to the kitchen and the conservatory. The kitchen also has a door to the conservatory that leads out to the garden. The first floor landing houses doors on to two generously sized bedrooms and a modern three piece shower room. Externally to the rear of the property is an enclosed laid to lawn garden with block paved patio and storage shed. The front of the property has a block paved driveway with parking for one car.

For further information or to arrange a viewing please contact our Rossendale team 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

Brooklands Avenue, Helmshore, BB4 4EU

£200,000



- Tenure Freehold
- Council Tax Band A
- EPC Rating TBC
- Off Road Parking With Block Paved Driveway
- Spacious Two Bedroom End Terraced Property With Viewing Essential
- Ideal Home For A Couple Ready To Move Into
- Contemporary Fitted Kitchen And Three Piece Shower Room.
- Extensive Laid To Lawn Garden With Patio Area To The Rear
- Easy Access To Major Commuter Routes
- Close Proximity To Local Amenities

Ground Floor

Entrance

Via a composite door to hallway.

Hallway

3' x 2'11" (0.91m x 0.89m)

Central heating radiator, stairs to first floor and door to reception room.

Reception Room

12'6" x 11'1" (3.81m x 3.38m)

UPVC sliding doors to the conservatory, central heating radiator, ceiling rose, picture rail, television point, gas fire with decorative surround and door to kitchen.

Conservatory

16'9" x 7'3" (5.11m x 2.21m)

UPVC double glazed windows, central heating radiator, UPVC double glazed French doors to rear, two feature wall lights, wood effect flooring and UPVC door to kitchen.

Kitchen

16'4" x 7'4" (4.98m x 2.24m)

Two UPVC double glazed windows, central heating radiator, gloss wall and base units, laminate work tops, single oven with four ring gas hob, stainless steel one and a half sink and drainer with mixer tap, tiled splash back, extractor fan, dish washer, space for a fridge freezer, plumbed for a washing machine, breakfast bar, spotlights, laminate flooring and under stairs storage.

First Floor

Landing

UPVC double glazed window, doors to two bedrooms and shower room.

Bedroom One

16' x 11'1" (4.88m x 3.38m)

Two UPVC double glazed windows, two central heating radiators, fitted wardrobes, loft access and coving.

Bedroom Two

9'5" x 7'6" (2.87m x 2.29m)

UPVC double glazed window and central heating radiator.

Shower Room

6'11" x 4'3" (2.11m x 1.30m)

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

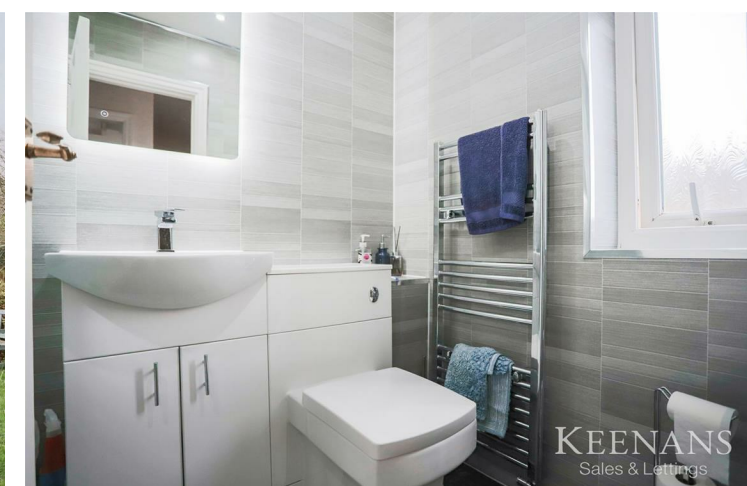
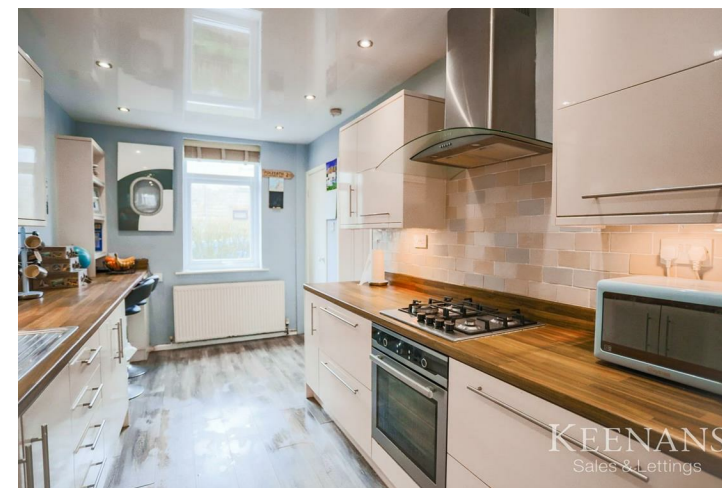
External

Rear

Enclosed laid to lawn garden with paved patio and storage shed.

Front

Block paved driveway for one vehicle and bedding areas.



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