



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			86
(81-91) B		76	
(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.

Chapel View, Loveclough, BB4 8FN

Offers Over £435,000

A FANTASTIC FOUR BEDROOM DETACHED FAMILY HOME WITH EXQUISITE VIEWS

Keenans are delighted to present to the market this beautifully presented four bedroom detached property tucked away in the corner of a sought after estate in Loveclough. Boasting a spacious living area, modern fitted kitchen with countryside views, four generously sized bedrooms with the main bedroom benefiting from en suite, as well as an enviable rear garden. This property would be perfectly suited to a growing family looking for their forever home. Situated within close proximity to local amenities, schools and nurseries, as well as local bus routes to neighbouring towns. It is a fantastic home not to be missed!

The property comprises briefly; entrance into a welcoming hallway that has doors on to the kitchen, reception room one, garage, understairs storage and staircase to the first floor. Reception room one has double doors through to reception room two which features a sliding door out to the rear garden and access through to the kitchen. The kitchen has modern fitted appliances, breakfast bar and a door through to the utility room. The utility has access to the downstairs WC and door out to the rear garden. The spacious first floor landing houses doors on to four bedrooms, a three piece bathroom and store room. The main bedroom has access to an en suite shower room. Externally, to the rear of the property is an enclosed laid to lawn garden with flagged patio and bedding areas. The front of the property has a laid to lawn garden, bedding areas and driveway leading to the integral garage.

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

Chapel View, Loveclough, BB4 8FN

Offers Over £435,000



- Beautifully Presented Detached Property
- Contemporary Fitted Kitchen/Dining Area
- Driveway and Integral Garage
- EPC Rating C
- Four Bedrooms
- Neutral Decoration Throughout
- Tenure Freehold
- Two Bathrooms
- Well Maintained Gardens to Front and Rear
- Council Tax Band E

Ground Floor

Entrance Hallway

13'6 x 6 (4.11m x 1.83m)

Hardwood front door, central heating radiator, coving to ceiling, doors leading to reception room one, kitchen, understairs storage, garage and stairs to first floor.

Reception Room One

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

UPVC double glazed window, central heating radiator, coving to ceiling, gas fire with decorative surround, television point and double doors to reception room two.

Reception Room Two

8'10 x 8'7 (2.69m x 2.62m)

Central heating radiator, coving to ceiling, door to kitchen and UPVC double glazed sliding door to rear.

Kitchen

13 x 8'9 (3.96m x 2.67m)

UPVC double glazed window, range of high gloss wall and base units, granite worktops, space for range cooker, integrated Rangemaster extractor hood, stainless steel splashback, composite one and a half bowl sink and drainer with mixer tap, integrated fridge freezer, dishwasher, breakfast bar, television point, tiled flooring and door to utility.

Utility

5'7 x 4'10 (1.70m x 1.47m)

Range of high gloss wall and base units, laminate worktops, stainless steel sink with mixer tap, tiled splashbacks, plumbing for washing machine, integrated boiler, spotlights, tiled flooring, door to WC and hardwood double glazed door to rear.

WC

4'10 x 2'5 (1.47m x 0.74m)

UPVC double glazed frosted window, central heating radiator, low base WC, wall mounted corner wash basin with traditional taps, spotlights, part tiled elevations and tiled flooring.

Garage

16'5 x 8'6 (5.00m x 2.59m)

Power, lighting, hardwood door to side elevation and up and over garage door.

First Floor

Landing

Central heating radiator, loft access, doors leading to three bedrooms, bathroom and storage.

Bedroom One

14'7 x 12 (4.45m x 3.66m)

UPVC double glazed window, central heating radiator, television point, fitted wardrobes and door to en suite.

En Suite

6'2 x 5'8 (1.88m x 1.73m)

UPVC double glazed frosted window, central heating radiator, low base WC, pedestal wash basin with traditional taps, direct feed shower, spotlights, part tiled elevations and laminate flooring.

Bedroom Two

11'6 x 10'9 (3.51m x 3.28m)

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

Bedroom Three

10'3 x 8'10 (3.12m x 2.69m)

UPVC double glazed window and central heating radiator.

Bedroom Four

9'1 x 8'10 (2.77m x 2.69m)

UPVC double glazed window and central heating radiator.

Bathroom

6'9 x 5'1 (2.06m x 1.55m)

UPVC double glazed frosted window, central heating radiator, low base WC, pedestal wash basin with traditional taps, panel bath with mixer tap and overhead direct feed shower, spotlights, fully tiled elevations and laminate flooring.

Storage

4'9 x 2'6 (1.45m x 0.76m)

Exterior

Enclosed garden with laid to lawn, flagged patio and bedding areas.

Rear

Enclosed garden with laid to lawn, flagged patio and bedding areas.

Front

Laid to lawn garden, bedding areas, off road parking and access to integral garage.

