



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                                   |  | 67                      | 79        |
| (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.

## Riverbank Mews, Loveclough, BB4 8TP

### £199,950

A BEAUTIFUL TWO BEDROOM GROUND FLOOR APARTMENT WITH OFF ROAD PARKING

This spacious, modern two bedroom property is being proudly welcomed to the market in a sought after area of Rossendale. The property is situated in a quiet location and is only a short drive to the town centre of Rawtenstall where there are an abundance of shops and restaurants. The property boasts a beautiful open plan kitchen/dining and living area. The kitchen has contemporary and stylish wall and base units and is equipped with integrated appliances. There are two good sized bedrooms, with the main bedroom housing an en suite, a three piece bathroom suite and enclosed rear garden with off road parking to the front of the property. The property is positioned close to countryside walks, is located conveniently close for accessing well regarded schools, local amenities, bus routes and is in an ideal location for accessing major commuter routes.

The property comprises briefly; A welcoming entrance to the spacious and bright open plan kitchen/dining and living room. There is a door providing access to the inner hallway. The inner hallway has doors leading to a storage cupboard, a three piece bathroom suite and two bedrooms. The main bedroom has doors providing access to the en suite and to the rear garden. Externally, to the rear of the property you will find an enclosed tiered garden with a paved patio and decked area. To the front of the property there is off road parking for one vehicle.

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

# Riverbank Mews, Loveclough, BB4 8TP

£199,950



- Delightfully Situated Ground Floor Apartment
- Stylish Modern Fitted Kitchen
- Off Road Parking
- EPC Rating D
- Two Decent Size Bedrooms
- Elegantly Finished Throughout
- Tenure Leasehold
- Open Plan Living
- Beautiful Surrounding Countryside
- Council Tax Band B

## Ground Floor

### Entrance

Wood frame door to the hallway.

### Hallway

Wood frame door to the open plan living-kitchen.

### Living-Kitchen

16' x 33'5" (4.88m x 10.19m)

Four UPVC double glazed windows, three electric heaters, television point, white gloss wall and base units, laminate work surfaces, stainless steel sink, drainer and mixer tap, Belling double oven and five ring electric hob, extractor hood, integrated dishwasher, fridge, freezer, part tiled elevations, wood effect flooring and door to the hallway.

### Inner Hallway

11' x 6'1" (3.35m x 1.85m)

Electric heater, smoke alarm, doors to two bedrooms and the bathroom and access to a cupboard housing the boiler.

### Bedroom Two

16'2" x 10'2" (4.93m x 3.10m)

Two UPVC double glazed windows, electric heater and fitted wardrobes.

### Bathroom

7'3" x 6'10" (2.21m x 2.08m)

Centrally heated towel rail, three piece suite comprising of dual flush WC, wall mounted wash basin with mixer tap, panel bath with mains feed shower and rinse head, part tiled elevations, spotlights, extractor fan and tiled flooring.

### Bedroom One

12'3" x 12' (3.73m x 3.66m)

UPVC double glazed window, electric heater, UPVC double glazed French doors to the rear and door to the en-suite.

### En-suite

9'9" x 4'9" (2.97m x 1.45m)

Centrally heated towel rail, three piece suite comprising of dual flush WC, wall mounted wash basin with mixer tap, mains feed shower, part tiled elevations, spotlights, extractor fan and tiled flooring.

### External

#### Rear

Enclosed tiered garden, stone paved patio, lower decked seating area, planted bedding and mature trees.

#### Front

Off road parking for one vehicle.



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