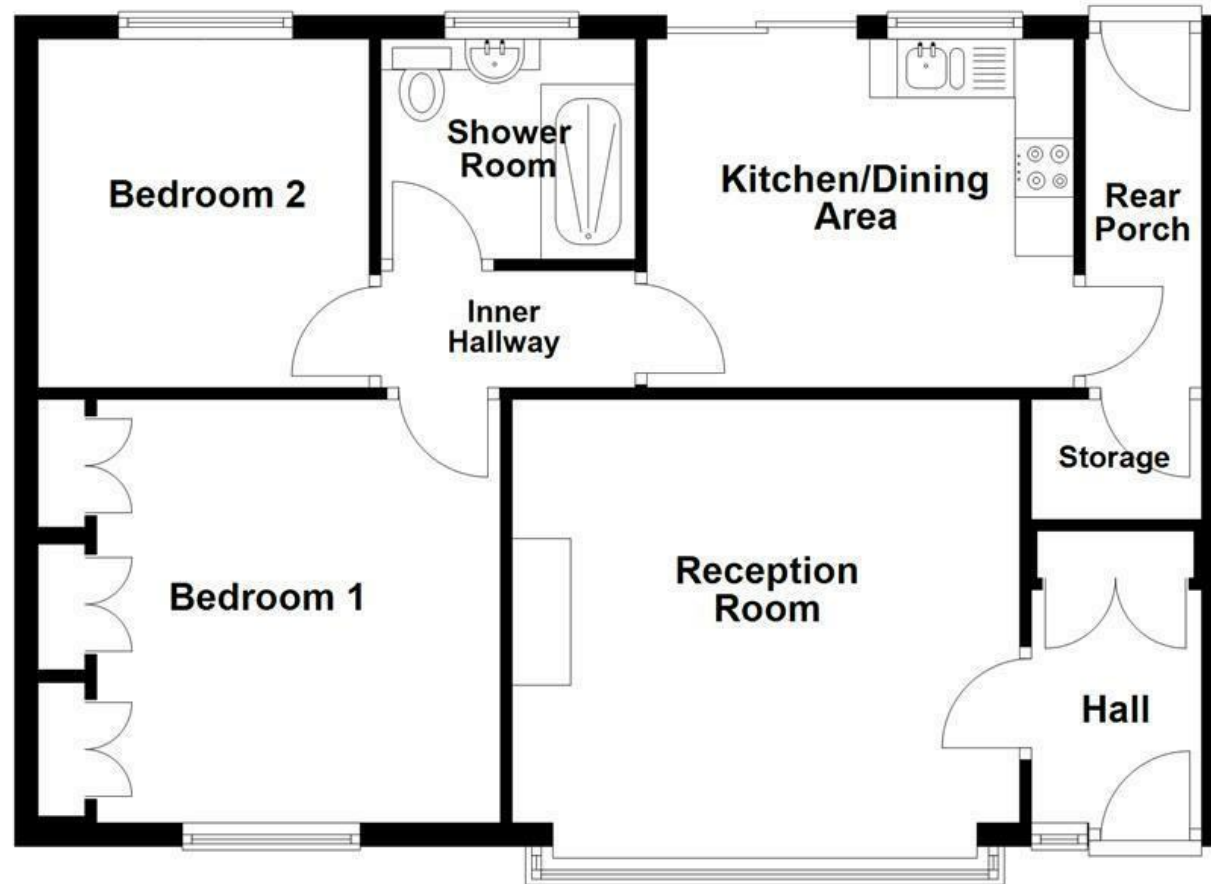


Ground Floor



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.

Newchurch Road, Rossendale, BB4 9HG

Offers In The Region Of £235,000

IMMACULATE TWO BEDROOM SEMI DETACHED BUNGALOW IN A SOUGHT AFTER LOCATION

We are proud to present to the market this fantastic two bedroom semi detached true bungalow in the sought after location of Rawtenstall. Boasting views of the surrounding countryside and benefitting from spacious interiors, neutral decoration throughout and a driveway leading to a detached garage. This is the perfect home for a couple or small family! The property is conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes.

Comprising briefly, to the ground floor; entrance via the hallway which has a door into the reception room which flows internally through to the kitchen, inner hallway and the rear hall. The inner hallway has doors to two bedrooms and a shower room. Externally, to the rear is an enclosed elevated laid to lawn garden with a paved patio with a detached garage and off road parking. To the front is a laid to lawn garden with a flagged pathway to the entrance door.

For further information or to arrange a viewing please contact our Rawtenstall office at your earliest convenience. To preview properties coming to the market with Keenans please follow our social media platforms Facebook: Keenans Estate Agents and Instagram: @keenans.ea

Newchurch Road, Rossendale, BB4 9HG

Offers In The Region Of £235,000



- Semi Detached True Bungalow
- Contemporary Fitted Kitchen/Dining Area
- Driveway and Detached Garage
- EPC Rating TBC
- Two Bedrooms
- Spacious Interiors
- Tenure Leasehold
- Three Piece Shower Room
- Gardens to Front and Rear
- Council Tax Band C

Entrance Hall

8'2 x 4'9 (2.49m x 1.45m)

UPVC double glazed frosted leaded front door and window, storage cupboard and door to reception room.

Reception Room

14'3 x 11'10 (4.34m x 3.61m)

UPVC double glazed box bay window, central heating radiator, coving to ceiling, two feature wall lights, gas fire with marble surround and door to kitchen/dining area

Kitchen/Dining Area

11'10 x 10'3 (3.61m x 3.12m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate worktops, one and a half bowl sink and drainer with mixer tap, space for single oven, wood effect laminate flooring, doors leading to rear porch, inner hall and UPVC double glazed sliding door to rear.

Rear Porch

5'8 x 5 (1.73m x 1.52m)

Wood effect laminate flooring, doors leading to storage and rear garden.

Inner Hall

Doors leading to two bedrooms and shower room.

Bedroom One

13 x 11'4 (3.96m x 3.45m)

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

Bedroom Two

10 x 9'10 (3.05m x 3.00m)

UPVC double glazed window and central heating radiator.

Shower Room

7'2 x 6'5 (2.18m x 1.96m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, double electric feed shower enclosed, part tiled elevations, part PVC cladding, spotlights and tiled effect flooring.

Exterior

Rear

Enclosed elevated laid to lawn garden with paved patio, off road parking and access to detached garage.

Front

Laid to lawn garden and flagged path to front entrance.

