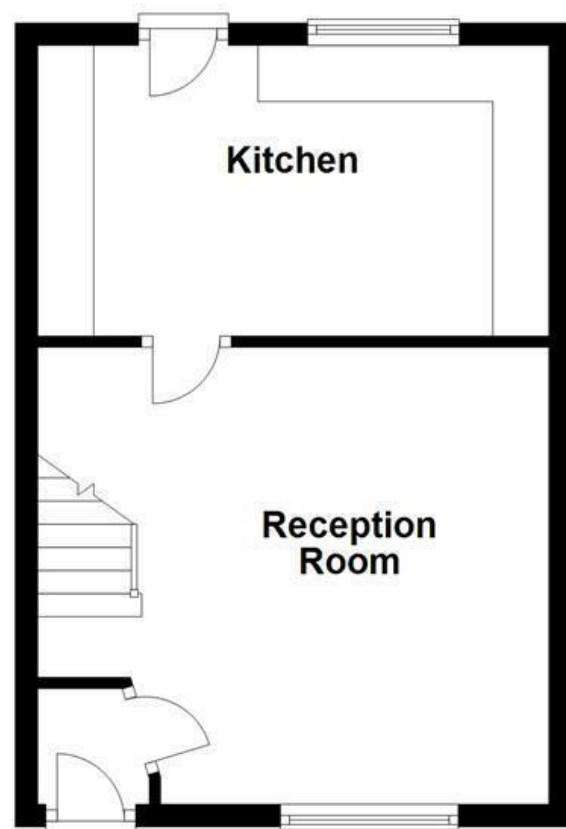


Ground Floor



First 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.

Spencer Street, Rossendale, BB4 8PN

Offers Over £175,000

THE PERFECT FIRST TIME HOME

Welcoming to the market this lovely three bedroom terrace property, situated in a sought after area of Rossendale. Boasting a cosy living room, beautiful modern fitted kitchen, three generously sized bedrooms and a three piece bathroom, this property would be suited to a first time buyer looking for the perfect first home! With only a short drive to the town centre where there are a shops, cafes pubs and restaurants, as well as having superb countryside views. It is a home not to be missed!

The property comprises briefly, to the ground floor; entrance via the vestibule through to the reception room, the reception room houses a staircase to the first floor and door to the kitchen. The kitchen benefits from fitted appliances and modern units, it also has access to the rear. The first floor comprises of three bedrooms and a three piece bathroom suite. Externally to the rear of the property is an enclosed flagged patio with storage shed. The front of the property has an enclosed garden with decking and bedding areas.

View early to avoid disappointment! Contact our Rossendale 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 @keenansestateagents

Spencer Street, Rossendale, BB4 8PN

Offers Over £175,000



- Mid Terrace Property
- Spacious Reception Room
- On Street Parking
- EPC Rating: TBC
- Three Bedrooms
- Three Piece Bathroom
- Leasehold
- Fitted Kitchen
- Enclosed Rear Yard
- Council Tax Band A

Ground Floor

Entrance Vestibule

Composite front entrance door and door to the reception room.

Reception Room

14'7 x 13'4 (4.45m x 4.06m)

UPVC double glazed window, central heating radiator, two feature wall lights, television point, electric fire, wood effect flooring, stairs to the first floor and door to the kitchen.

Kitchen

14'1 x 8'6 (4.29m x 2.59m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate surfaces, double oven and microwave in a high rise unit, five ring gas hob, extractor hood, stainless steel one and a half bowl sink with drainer and mixer tap, integrated fridge freezer, washer dryer and wine cooler, spotlights, tiled flooring and door to the rear.

First Floor

Landing

Loft access and doors to three bedrooms and bathroom.

Bedroom One

13'3 x 7'5 (4.04m x 2.26m)

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

Bedroom Two

8'8 x 7'7 (2.64m x 2.31m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8' x 5'3 (2.44m x 1.60m)

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

Bathroom

6' x 5' (1.83m x 1.52m)

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

External

Rear

Enclosed paved yard and storage shed.



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