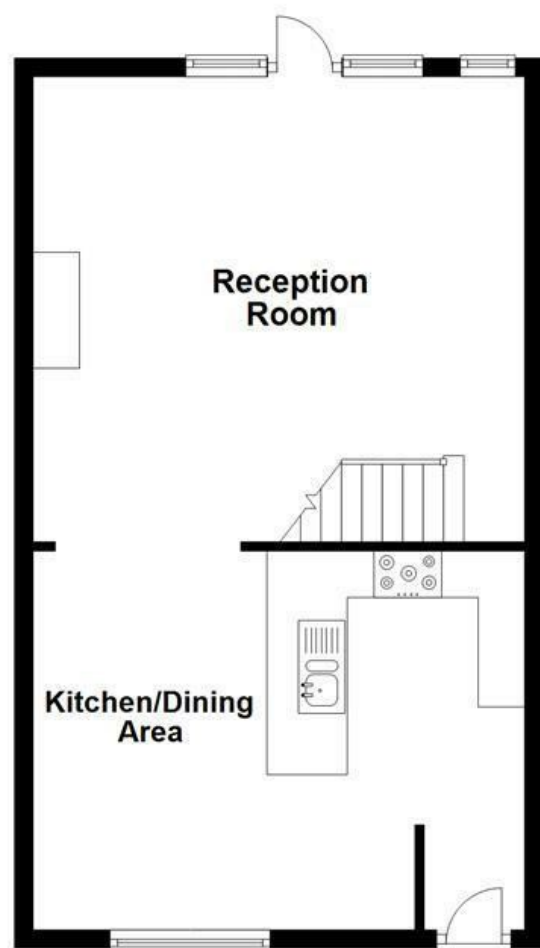
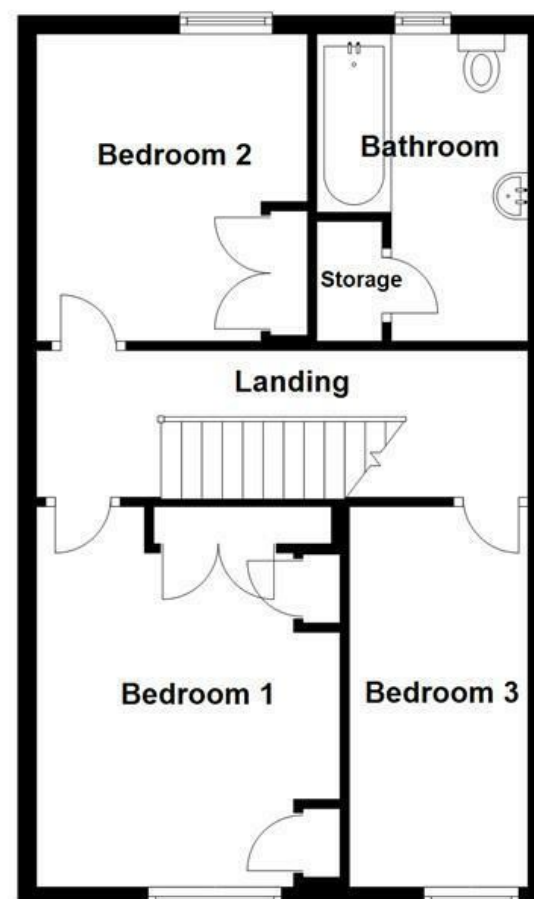


Ground Floor



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			87
(81-91) B			
(69-80) C		69	
(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.

## Lower Clowes, Rossendale, BB4 6EN

### £250,000

BEAUTIFULLY PRESENTED MID TERRACED COTTAGE IN A SOUGHT AFTER LOCATION

Keenans are delighted to present to the market this three bedroom mid terraced cottage in the sought after area of Rossendale. The property is bursting with character and boasts spacious interiors with an immaculate low maintenance rear garden, a detached garage and parking space for one vehicle which is owned by the property. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes, this property is perfect for a professional couple looking for a long term base.

Comprising briefly, to the ground floor; entrance via the kitchen which is open to the dining room and flows internally through to the reception room. To the reception room are stairs to the first floor and doors to the rear. To the first floor is a landing to three bedrooms and a family bathroom. Externally, to the rear is an enclosed yard with paved patio area and views of the pond. To the front is a courtyard with bedding areas and a parking space.

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



# Lower Clowes, Rossendale, BB4 6EN

£250,000



- Beautifully Presented Mid Terraced Cottage
- Contemporary Fitted Dining Kitchen
- Off Road Parking and Detached Garage
- EPC Rating C
- Three Bedrooms
- Bursting with Character
- Tenure Freehold
- Three Piece Bathroom
- Stunning Rear Views
- Council Tax Band D

## Ground Floor

### Kitchen/Dining Area

17'5 x 13'5 (5.31m x 4.09m )

Hardwood front door, UPVC double glazed window, central heating radiator, range of wall and base units, granite worktops, stainless steel one and a half bowl sink and drainer with mixer tap, integrated high rise double oven, five ring gas hob and extractor hood, stainless steel splashback, space for American style fridge freezer, plumbing for washing machine, integrated breakfast bar, tiled effect flooring and open to reception room.

### Reception Room

17'3 x 16'5 (5.26m x 5.00m )

UPVC double glazed window, four feature wall lights, television point, living flame gas fire with stone hearth, part stone elevation, UPVC double glazed door to rear and stairs to first floor.

## First Floor

### Landing

Loft access, doors leading to three bedrooms and bathroom.

### Bedroom One

12'2 x 10'9 (3.71m x 3.28m)

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

### Bedroom Two

11'7 x 8'11 (3.53m x 2.72m )

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

### Bedroom Three

12'7 x 6'3 (3.84m x 1.91m )

Hardwood double glazed window and central heating radiator.

### Bathroom

8'10 x 6'4 (2.69m x 1.93m )

Hardwood double glazed frosted window, central heating radiator, tiled panel bath with traditional taps and overhead electric feed shower, dual flush W/C, pedestal wash basin with traditional taps, linen cupboard, part tiled elevations, exposed stone elevation and wood effect laminate flooring.

## Exterior

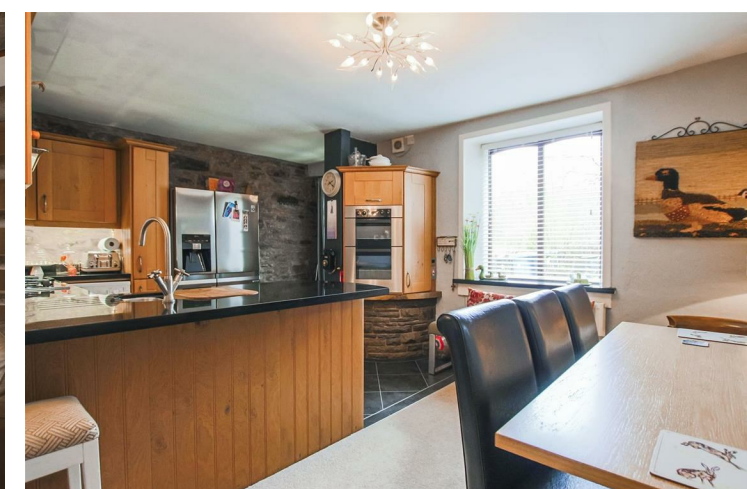
### Rear

Enclosed yard with paved patio, mature shrubbery and pond.

### Front

Courtyard, off road parking for one vehicle and access to a detached garage.

\*\* PLEASE NOTE THE GARAGE IS RENTED FOR A NOMINAL FEE EACH YEAR AND WILL CONTINUE WITH THE NEW OWNERS \*\*



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