



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			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.

Lee Brook Close, Rossendale, BB4 8ET

£210,000

AN IMMACULATE TWO BEDROOM END QUASI SEMI PROPERTY

Situated in Rossendale sits this beautiful two bedroom property, a perfect home for a first time buyer, small family or anyone looking to downsize. The property boasts a bright reception room, a spacious dining kitchen, two double bedrooms, modern shower room, an enclosed rear garden and off road parking. The property is conveniently close for accessing well regarded schools, local amenities, bus routes, network links, commuter routes and is also accessible for countryside walks and a fishing lake. Other similar properties on the estate have been extended to the side and the rear.

The property comprises briefly; Entrance via a welcoming hallway which has doors providing access to the downstairs WC and reception room. The reception room is open to the kitchen/dining area and has stairs leading to the first floor and a door to understairs storage. The spacious kitchen/dining area has two doors providing access the rear garden. To the first floor of the property there is a landing with doors leading to two bedrooms, storage cupboard and a spacious three piece shower room. Externally, to the rear of the property you will find a beautiful enclosed laid to lawn garden with a paved patio, paved pathway and mature shrubs.. To the front of the property there is a laid to lawn garden with off road parking and bedding areas.

Viewings can be arranged by calling our Rawtenstall team, at your earliest convenience.

Lee Brook Close, Rossendale, BB4 8ET

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- Immaculate End Quasi-Semi Property
- Generous Dining Kitchen
- Off Road Parking
- EPC Rating D
- Two Double Bedrooms
- Neutrally Decorated Throughout
- Tenure Freehold
- Modern Shower Room
- Stunning Rear Garden
- Council Tax Band C

Ground Floor

Entrance Hall

5'7 x 2'7 (1.70m x 0.79m)

Hardwood front door, hardwood double glazed window, central heating radiator, tiled flooring, door to the reception room and WC.

WC

5'5 x 4 (1.65m x 1.22m)

UPVC double glazed frosted window, central heating radiator, low base WC, pedestal wash basin with mixer tap, tiled elevations and wood effect flooring.

Reception Room

16'1 x 14'11 (4.90m x 4.55m)

Hardwood double glazed window, central heating radiator, coving to the ceiling, television point, electric fire with decorative surround, stairs to first floor and open access to kitchen/dining area.

Kitchen/Dining Area

16'1 x 10'10 (4.90m x 3.30m)

Hardwood double glazed window, central heating radiator, mix of wall and base units, laminate worktops, ceramic sink and drainer with mixer tap, Beko double oven with Smeg four ring gas hob and extractor hood, tiled splashbacks, space for fridge freezer, plumbing for washing machine, coving to the ceiling, tiled flooring, combination boiler and hardwood double glazed door and hardwood double glazed sliding door to rear garden.

First Floor

Landing

6'2 x 4'3 (1.88m x 1.30m)

Loft access, doors to two bedrooms, shower room and storage cupboard.

Bedroom One

12'11 x 11'3 (3.94m x 3.43m)

Hardwood double glazed window, central heating radiator and storage cupboard.

Bedroom Two

13'1 x 9'11 (3.99m x 3.02m)

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

Shower Room

9'8 x 5'10 (2.95m x 1.78m)

Wood frame double glazed window, central heating radiator, three piece suite comprising of pedestal wash basin mixer tap, walk in mains feed shower, tiled elevation, tiled flooring and coving to the ceiling.

Exterior

Rear

Enclosed laid to lawn garden, stone paved pathway, mature trees and hedges.



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