



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			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		66	
(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.

Heys Close, Rossendale, BB4 7LW

£275,000

IMMACULATE SEMI DETACHED FAMILY HOME

Welcome to Heys Close, Rawtenstall - a charming location for this immaculate semi detached property. As you step inside the front door of this home, you will be greeted by a spacious reception room and modern fitted dining kitchen, two well proportioned living spaces perfect for hosting family and friends. There are also three generously sized bedrooms, offering ample space for a growing family or guests. One of the highlights of this home is the added conservatory, providing a lovely space to relax and unwind while enjoying the views of the stunning rear garden that overlooks the picturesque countryside. Imagine sipping your morning coffee or hosting a summer barbecue in this idyllic setting. Situated within walking distance to local shops, bus routes and amenities as well as highly regarded schools.

The property comprises briefly; entrance via a welcoming hallway that has doors leading to the reception room, kitchen/dining area and staircase to the first floor. The modern dining kitchen has integrated appliances, double doors to the reception room and bi-folding doors to the conservatory which allows access to the rear garden. The first floor landing houses doors on to three bedrooms, a three piece shower room and ladder access to a fully boarded loft which is an ideal storage space. Externally, to the rear of the property is an enclosed flagged patio with bedding areas, stone chippings and access to an outbuilding. The front of the property has bedding areas and a driveway with parking for multiple cars.

Whether you're looking for a peaceful retreat or a place to entertain, this property offers the best of both worlds. Don't miss the opportunity to make this house your home and enjoy the tranquility and beauty that Heys Close has to offer.

Heys Close, Rossendale, BB4 7LW

£275,000



- Immaculate Semi Detached Property
- Modern Fitted Dining Kitchen
- Off Road Parking for Multiple Vehicles
- EPC Rating D
- Three Bedrooms
- Fantastic Loft Space
- Tenure Freehold
- Three Piece Shower Room
- Low Maintenance Rear Garden
- Council Tax Band C

Ground Floor

Entrance Hall

13'10 x 5'9 (4.22m x 1.75m)

UPVC double glazed frosted front door, central heating radiator, coving to ceiling, two feature wall lights, wood effect laminate flooring, doors leading to reception room, kitchen/dining area, storage and stairs to first floor.

Reception Room

13'10 x 10'8 (4.22m x 3.25m)

Two UPVC double glazed windows, central heating radiator, coving to ceiling, television point, gas fire with decorative surround, wood effect laminate flooring and double doors to kitchen/dining area.

Kitchen/Dining Area

17'2 x 9'1 (5.23m x 2.77m)

UPVC double glazed window, central heating radiator, coving to ceiling, mix of high gloss wall and base units, laminate worktops, integrated double oven with five ring gas hob and extractor hood, tiled splashbacks, stainless steel one and a half bowl sink and drainer with mixer tap, integrated fridge freezer, plumbing for washing machine and dryer, spotlights, wood effect laminate flooring and bi-folding doors to conservatory.

Conservatory

11'10 x 10'2 (3.61m x 3.10m)

UPVC double glazed windows, two feature wall lights, wood effect laminate flooring and UPVC double glazed French doors to rear.

First Floor

Landing

Coving to ceiling, loft access, doors leading to three bedrooms, shower room and linen cupboard.

Bedroom One

13'1 x 10'6 (3.99m x 3.20m)

UPVC double glazed window, central heating radiator, coving to ceiling, two feature wall lights and fitted wardrobes.

Bedroom Two

10'5 x 10 (3.18m x 3.05m)

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

Bedroom Three

8 x 6'8 (2.44m x 2.03m)

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

Shower Room

6'4 x 5'1 (1.93m x 1.55m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed rainfall shower enclosed with rinse head, spotlights, fully tiled elevations and tiled flooring.

Loft Room

17'8 x 11'6 (5.38m x 3.51m)

Velux window, boiler and eave storage.

Exterior

Rear

Enclosed garden with flagged patio, bedding areas and outbuilding.

Front

Bedding areas and off road parking.



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