

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	
	Potential
Very energy efficient - lower running costs	95
(92 plus) A	85
(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.

## Goodshawfold Road, Rossendale, BB4 8QN

### £324,999

EXQUISITE FOUR BEDROOM SEMI DETACHED PROPERTY SOLD WITH NO CHAIN DELAY

Nestled on the charming Goodshawfold Road in Rossendale, this exquisite four bedroom semi detached house is a true gem waiting to be discovered. Boasting high-quality fixtures and fittings throughout, this property is a testament to modern elegance. The property boasts a fantastic, modern fitted kitchen that is sure to inspire your inner chef. The neutral decoration provides a blank canvas for you to add your personal touch and make this house truly feel like home. Convenience is key with off road parking and a garage, ensuring that you never have to worry about finding a spot for your vehicle. Whether you're looking to relax in the cosy living space or entertain guests in style, this property offers the perfect setting for all your needs. Located in close property proximity to local amenities, well regarded schools and commuter routes. View early to avoid missing out on the opportunity to make this stunning semi detached house your new home sweet home.

Comprising briefly, to the ground floor; entrance via a welcoming hallway which has doors to the reception room, kitchen and downstairs WC, with stairs leading to the first floor. The reception room has UPVC French doors out to the rear garden. To the first floor is a landing to three bedrooms and a family bathroom with stairs to the second floor. To the second floor is the main bedroom benefiting from an en suite and dressing room. Externally, to the rear is a south-facing enclosed laid to lawn garden and to the front is a driveway with a laid to lawn garden and access to the garage.

For more information or to book a viewing, please contact our Rawtenstall branch at your earliest convenience.

# Goodshawfold Road, Rossendale, BB4 8QN

£324,999



- Exquisite Semi Detached Property
- Modern Fitted Kitchen
- Off Road Parking and Garage
- EPC Rating B

- Four Bedrooms
- Presented to Highest Standard
- Tenure Freehold

- Two Bathrooms
- South Facing Garden
- Council Tax Band

## Ground Floor

### Entrance Hall

11'1 x 7 (3.38m x 2.13m )

UPVC double glazed frosted front door, central heating radiator, doors leading to WC, kitchen and reception room.

### WC

5'5 x 2'11 (1.65m x 0.89m )

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap and tiled flooring.

### Kitchen

14'1 x 7 (4.29m x 2.13m)

UPVC double glazed window, central heating radiator, mix of wall and base units, granite effect worktops, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, space for fridge freezer and dishwasher, plumbing for washing machine, wood effect laminate flooring and UPVC double glazed frosted door to side elevation.

### Reception Room

19'8 x 14'8 (5.99m x 4.47m)

UPVC double glazed window, central heating radiator, spotlights, television point, wood effect laminate flooring, door to understairs storage and UPVC double glazed French doors to rear.

## First Floor

### Landing

Doors leading three bedrooms, bathroom and stairs to first floor.

### Bedroom Two

14'7 x 8'2 (4.45m x 2.49m )

UPVC double glazed window and central heating radiator.

### Bedroom Three

11'6 x 7'3 (3.51m x 2.21m )

UPVC double glazed window and central heating radiator.

### Bedroom Four

7'9 x 6'3 (2.36m x 1.91m )

UPVC double glazed window and central heating radiator.

## Bathroom

6'9 x 6'2 (2.06m x 1.88m )

UPVC double glazed frosted window, central heated towel rail, panel bath with mixer tap and overhead direct feed shower, pedestal wash basin with mixer tap, dual flush WC, part tiled elevations, spotlights and tiled flooring.

## Second Floor

### Bedroom One

14'6 x 10'11 (4.42m x 3.33m )

UPVC double glazed window, central heating radiator, doors leading to en suite and dressing room.

## En Suite

7 x 6'6 (2.13m x 1.98m )

Velux window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, double direct feed shower, part tiled elevations and tiled flooring.

## Dressing Room

6'7 x 6'5 (2.01m x 1.96m )

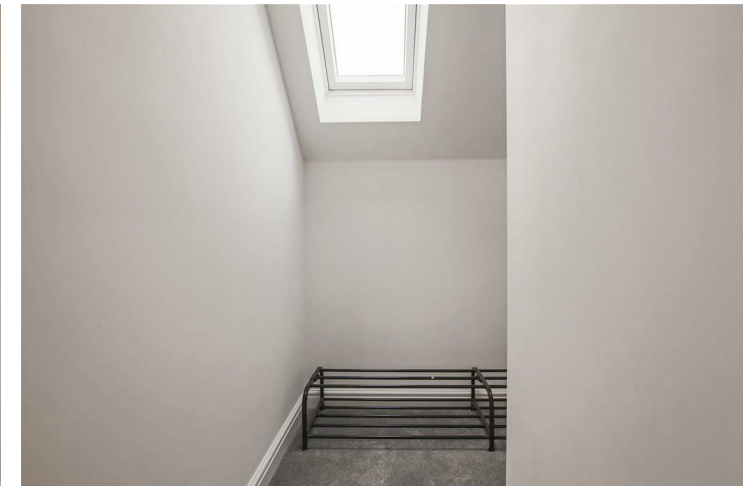
Velux window.

## Exterior

Enclosed garden with laid to lawn and paved patio area.

## Front

Laid to lawn garden, off road parking, access to garage and EV charging point.



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