



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 PlanItUp.



Oakley Road, Rossendale, BB4 6RB

£450,000

A STUNNING AND DECEPTIVELY SPACIOUS DETACHED BUNGALOW WITH WRAPAROUND GARDENS

Welcome to Oakley Road, Rossendale - a charming location for this stunning detached bungalow. Benefiting from modern fixtures and fittings, a spacious kitchen, stunning open plan living area, three double bedrooms with the main featuring an en suite. This home would be perfect for a family looking for a spacious home ready to move straight into! Also benefiting from a delightful wraparound garden, off road parking and detached garage creating ample storage space. This home truly has everything you could need. Situated in a popular location and with walking distance to shops and amenities. Don't miss the opportunity to make this beautiful property your own!

The property comprises briefly; entrance into a welcoming hallway that has a door to the third bedroom and open access to both the kitchen and utility room. The kitchen leads through to the spacious open plan living area that has steps up to the inner hall. The inner hall has doors to two bedrooms, bathroom and door to the rear. The master bedroom benefits from an en suite shower room. Externally to the rear of the property is off road parking for multiple cars, access to a detached garage and wild garden area. The front of the property has an enclosed artificial lawn and bedding areas.

For further information or to arrange a viewing please contact our Rossendale team at your earliest convenience.

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.

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- Impressive Detached Bungalow
- Modern Fitted Kitchen
- Off Road Parking and Detached Garage
- EPC Rating TBC
- Three Bedrooms
- Abundance of Indoor Space
- Tenure Freehold
- Two Bathrooms
- Set Over Two Floors
- Council Tax Band D

Ground Floor

Entrance Hall

Rockdoor front door, tiled flooring, open access to kitchen, utility and door to bedroom three.

Utility

4'11 x 4'1 (1.50m x 1.24m)

Spotlights, part tiled elevations, plumbing for washing machine and space for dryer.

Bedroom Three

9'9 x 9'1 (2.97m x 2.77m)

UPVC double glazed window, central heating radiator and spotlights.

Kitchen

13'8 x 9'6 (4.17m x 2.90m)

UPVC double glazed window, central heating radiator, mix of high gloss wall and base units with laminate worktops, integrated oven with four ring gas hob and extractor hood, stainless steel splashback, stainless steel sink and drainer with mixer tap, integrated wine cooler, space for fridge freezer, plumbing for dishwasher, larder units, spotlights and laminate flooring.

Reception Room

20'10 x 19'7 (6.35m x 5.97m)

Eight UPVC double glazed windows, four central heating radiators, television point, spotlights, access to eaves storage and stairs to first floor.

First Floor

Inner Hall

Central heating radiator, spotlights, doors leading to two bedrooms, bathroom and composite door to side elevation.

Bedroom One

25'10 x 10'1 (7.87m x 3.07m)

Two UPVC double glazed windows, two central heating radiators, spotlights and door to en suite.

En Suite

7'8 x 6'4 (2.34m x 1.93m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, electric feed corner shower, spotlights, fully tiled elevations and laminate flooring.

Bedroom Two

21'11 x 9'3 (6.68m x 2.82m)

UPVC double glazed window, central heating radiator, loft access and spotlights.

Bathroom

UPVC double glazed frosted window, central heated towel rail dual flush WC, pedestal wash basin with mixer tap, double panel bath with mixer tap and rinse head, spotlights, fully tiled elevations and laminate flooring.

Exterior

Rear

Enclosed garden with off road parking and access to detached garage.

Front

Enclosed garden with artificial lawn and bedding areas.



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