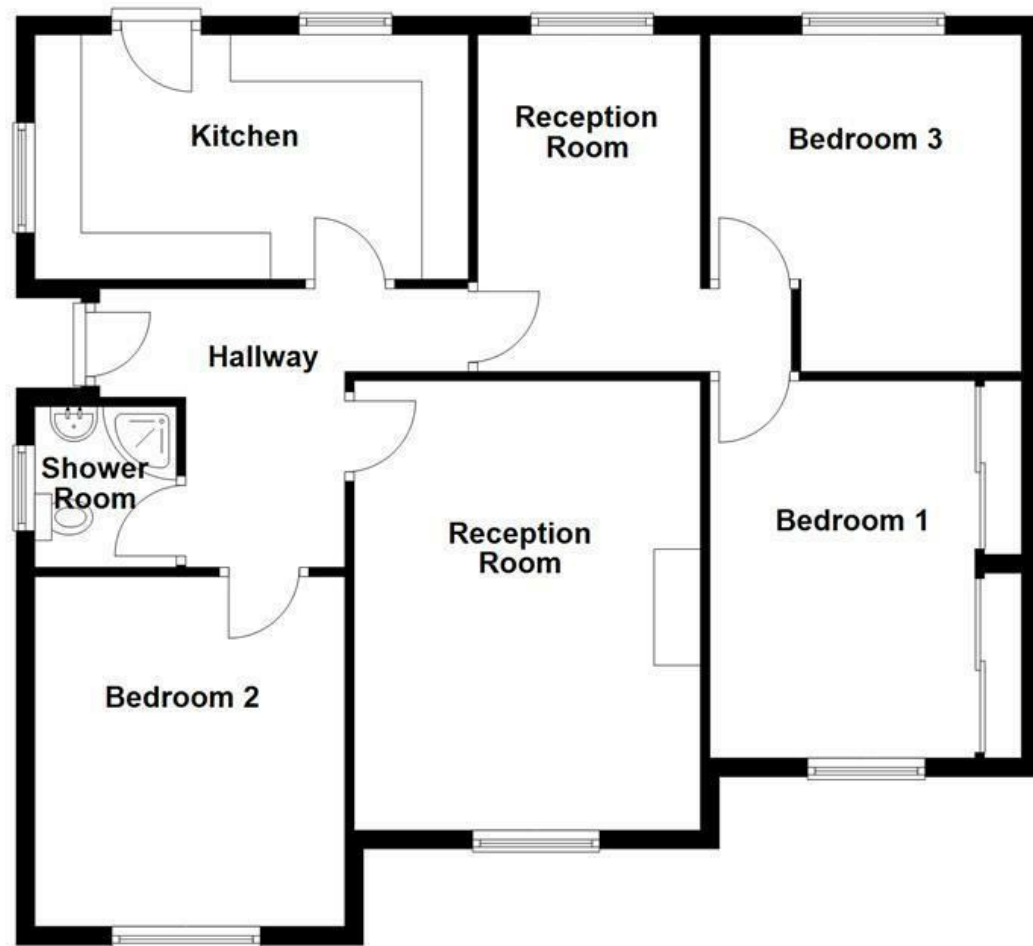


Ground Floor



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			83
(81-91) B			
(69-80) C		68	
(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.

## Fairhill, Rossendale, BB4 4JY

### Offers Over £270,000

Welcome to this charming bungalow located in the picturesque area of Fairhill, Rossendale. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is plenty of space for the whole family to enjoy.

The property features a well-maintained shower room, ensuring your comfort and convenience. Outside, you will find both front and rear gardens, ideal for those with a green thumb or for simply enjoying the fresh air. The driveway and garage provide ample parking space for your vehicles, making coming and going a breeze.

Imagine yourself sipping a cup of tea in the peaceful surroundings of your own garden, or hosting a barbecue with friends in the spacious reception rooms. This bungalow offers a wonderful opportunity to create a warm and inviting home in a lovely neighbourhood.

Don't miss out on the chance to make this property your own and enjoy the tranquillity and comfort it has to offer. Contact us today to arrange a viewing and take the first step towards owning your dream home in Fairhill, Rossendale.

# Fairhill, Rossendale, BB4 4JY

## Offers Over £270,000



- Detached True Bungalow
- Two Spacious Reception Rooms
- Off Road Parking & Garage
- EPC Rating: D
- Three Bedrooms
- Three Piece Shower Room
- Freehold
- Fitted Kitchen
- Front & Rear Gardens
- Council Tax Band D

### Ground Floor

#### Entrance Hallway

Side entrance door and doors to shower room, bedroom two, two reception rooms and kitchen.

#### Shower Room

6'8 x 5' (2.03m x 1.52m)

UPVC double glazed frosted window, central heating towel rail, direct feed multi jet shower unit, pedestal wash basin, dual flush WC, tiled elevations, extractor fan and tiled flooring.

#### Bedroom Two

12'4 x 10'11 (3.76m x 3.33m)

UPVC double glazed window and two central heating radiators.

#### Reception Room One

15'10 x 12'3 (4.83m x 3.73m)

UPVC double glazed window, central heating radiator, gas fire with marble surround and wooden mantel and coving.

#### Kitchen

15'4 x 8'10 (4.67m x 2.69m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate surfaces and tiled splashbacks, stainless steel sink with drainer, oven and grill in a high rise unit, gas hob, extractor hood, boiler, plumbing for washing machine, space for fridge and freezer, serving hatch to reception room two, coving and door to the rear.

#### Reception Room Two

12'3 x 7'11 (3.73m x 2.41m)

UPVC double glazed window, central heating radiator, coving, loft access and doors to two bedrooms.

#### Bedroom One

13'4 x 11' (4.06m x 3.35m)

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

#### Bedroom Three

11'11 x 11' (3.63m x 3.35m)

UPVC double glazed window, central heating radiator and coving.

#### External

##### Front

Laid to lawn garden with enclosing hedges and a driveway providing off road parking leading to the detached garage.

##### Rear

Laid to lawn garden with paving and raised beds.



Tel: 01706215618

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