



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			
(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.

Cotton Way, Rossendale, BB4 4QS

Offers Over £300,000

AN IMMACULATE FOUR BEDROOM SEMI DETACHED HOME IN A SOUGHT AFTER AREA

Welcome to Cotton Way, Rossendale - a charming location that could be the perfect setting for your new home! This immaculate four-bedroom semi-detached house is a dream come true for any family looking for a cozy and spacious abode. The property benefits from a spacious living room and a modern fitted kitchen, perfect for whipping up delicious meals for your loved ones or entertaining guests. One of the highlights of this property is the stunning garden, where you can relax and unwind after a long day. Imagine enjoying a cup of tea or hosting a barbecue in this lovely outdoor space. Located in a sought-after area, this house offers not just a place to live, but a community to be a part of. With four bedrooms, there's plenty of space for everyone to have their own sanctuary. Don't miss out on the opportunity to make this house your home!

The property comprises briefly, entrance into a welcoming hallway that has doors to the reception room, kitchen, WC, storage and staircase to the first floor. The kitchen diner has plenty of space and a door to the utility, as well as French doors to the garden. The first floor landing houses doors on to four generously sized bedrooms, bathroom and storage, the master benefits from an en suite shower room. Externally to the rear of the property is an enclosed artificial lawn with flagged patio, decking area and timber shed. The front of the property has a tarmac driveway.

For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansstateagents

Cotton Way, Rossendale, BB4 4QS

Offers Over £300,000



- Semi Detached Property
- Main Bedroom With En Suite
- Off Road Parking
- EPC Rating: TBC
- Four Bedrooms
- Fitted Kitchen
- Leasehold
- Two Bathrooms
- Enclosed Low Maintenance Rear Garden
- Council Tax Band: C

Ground Floor

Hall

19'1 x 6'5 (5.82m x 1.96m)
Composite entrance door, central heating radiator, wood effect flooring, stairs to first floor and doors to reception room, kitchen, WC and storage cupboard.

Reception Room

14'3 x 10'6 (4.34m x 3.20m)
UPVC double glazed window, central heating radiator and TV point.

WC

5'9 x 4'7 (1.75m x 1.40m)
Central heating radiator, dual flush WC, pedestal sink, part tiled elevation and tiled floor.

Kitchen

17'11 x 11' (5.46m x 3.35m)
UPVC double glazed window, gloss wall and base units with laminate worktops, double oven, four burner gas hob, stainless steel splash back, extractor hood, one and half bowl composite sink with draining board and mixer tap, space for fridge freezer, boiler, tiled flooring, door to utility and UPVC French doors to rear.

Utility Room

4'7 x 4'7 (1.40m x 1.40m)
Base units with laminate worktops, plumbed for washing machine and dishwasher and tiled flooring.

First Floor

Landing

Central heating radiator, loft access and doors to four bedrooms, bathroom and storage cupboard.

Bedroom One

12'5 x 10'5 (3.78m x 3.18m)
UPVC double glazed window, central heating radiator, TV point, wood panelling and door to en suite.

En Suite

6'7 x 3'10 (2.01m x 1.17m)
Central heating radiator, dual flush WC, pedestal sink, electric feed shower, part tiled elevations and tiled floor.

Bedroom Two

11'1 x 10'5 (3.38m x 3.18m)
UPVC double glazed window and central heating radiator.

Bedroom Three

7'4 x 6'11 (2.24m x 2.11m)
UPVC double glazed window and central heating radiator.

Bedroom Four

7'4 x 6'11 (2.24m x 2.11m)
UPVC double glazed window, central heating radiator and dado rail.

Bathroom

6'7 x 6'3 (2.01m x 1.91m)
Central heating radiator, dual flush WC, pedestal sink, panelled bath with rinse head, part tiled elevation and tiled flooring.

External

Front

Tarmac driveway.

Rear

Enclosed artificial lawn, decking, flagged patio and timber shed.

