



Bacup Road, Rossendale, BB4 7PA

Offers Over £285,000

A BEAUTIFULLY PRESENTED FOUR BEDROOM END TERRACE PROPERTY IN A POPULAR AREA

Welcome to this charming property located on Bacup Road in Rossendale! This delightful home boasts four spacious bedrooms and is set over three floors, providing extra privacy and space. Upon entering, you'll be greeted by an inviting hallway that has access to the downstairs WC and stunning open plan kitchen, perfect for hosting family meals or entertaining guests. The spacious reception room offers a cosy retreat for relaxing evenings overlooking the garden.

The four bedrooms offer ample space for a growing family or those in need of extra room. The second bedroom has an en suite shower room and Juliet balcony overlooking the garden. The main bedroom also benefits from a stunning en suite shower room and walk-in wardrobe. The garden to the rear is a lovely spot for outdoor activities or simply enjoying a cup of tea in the fresh air. Additionally, the off road parking and garage which ensures convenience for you and your visitors.

Don't miss the opportunity to make this house your home and enjoy the comfort and convenience it has to offer. Contact us today to arrange a viewing and take the first step towards owning this wonderful property on Bacup Road!

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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		84	94
(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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 4  3  1  B

- Beautifully Presented End Terraced Property
- Modern Fitted Kitchen
- Off Road Parking
- EPC Rating B
- Four Bedrooms
- Stylish Decoration Throughout
- Tenure Leasehold
- Three Bathrooms
- Well Maintained Rear Garden
- Council Tax Band C

Ground Floor

Entrance Hallway

15'0 x 7'5 (4.57m x 2.26m)

Composite front door, central heating radiator, wood effect laminate flooring, doors leading to WC, kitchen/dining area, understairs storage and stairs to first floor.

WC

7'6 x 3'3 (2.29m x 0.99m)

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

Kitchen/Dining Area

18'2 x 8'1 (5.54m x 2.46m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate worktops, integrated oven with four ring electric hob and extractor hood, glass splashback, stainless steel sink and drainer with mixer tap, integrated fridge freezer, plumbing for washing machine, spotlights, tiled flooring and open access to reception room.

Reception Room

15'10 x 10'3 (4.83m x 3.12m)

UPVC double glazed window, central heating radiator, two feature wall lights, television point and UPVC double glazed French doors to rear.

First Floor

Landing

UPVC double glazed window, central heating radiator, doors leading to three bedrooms, bathroom and stairs to second floor.

Bedroom Two

11'11 x 10'2 (3.63m x 3.10m)

UPVC double glazed French doors to Juliet balcony, central heating radiator and door to en suite.

En Suite

10'3 x 3'6 (3.12m x 1.07m)

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

Bedroom Three

13'0 x 8'0 (3.96m x 2.44m)

UPVC double glazed window and central heating radiator.

Bedroom Four

7'7 x 7'6 (2.31m x 2.29m)

UPVC double glazed window and central heating radiator.

Bathroom

7'11 x 4'10 (2.41m x 1.47m)

Dual flush WC, pedestal wash basin with mixer tap, pane bath with mixer tap and overhead direct feed shower, spotlights, part tiled elevations and tiled flooring.

Second Floor

Landing

Door to bedroom one.

Bedroom One

16'5 x 11'11 (5.00m x 3.63m)

UPVC double glazed window, two central heating radiators, storage and door to en suite.

En Suite

8'5 x 7'0 (2.57m x 2.13m)

Velux window, central heated towel rail, dual flush WC, his and hers wash basins with mixer taps, electric feed shower enclosed, spotlights, tiled flooring and door to walk-in wardrobe.

Walk-on Wardrobe

9'0 x 7'0 (2.74m x 2.13m)

Fitted wardrobes.

Exterior

Rear

Enclosed garden with laid to lawn, flagged patio and access on to a driveway and garage.

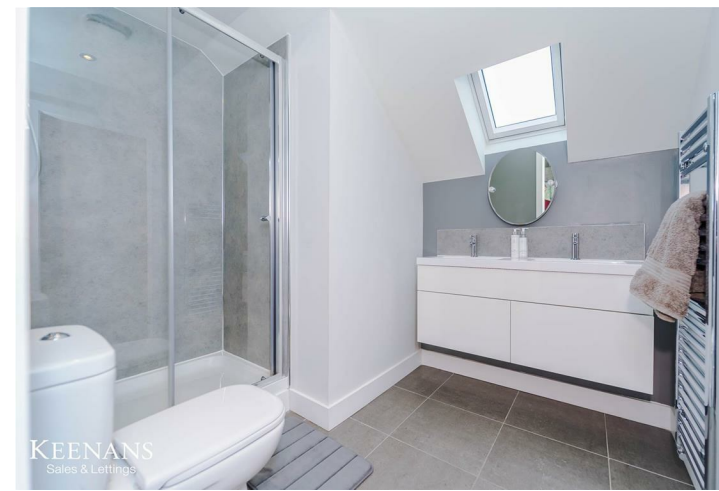
Garage

19'4 x 8'7 (5.89m x 2.62m)

Power, lighting, over head storage and an up and over garage door.

Front

Enclosed courtyard.



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