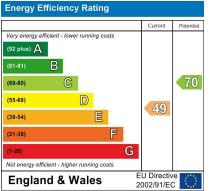
# KEENANS Sales & Lettings





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# Newchurch Road, Rossendale, BB4 7TN Offers Over £600,000

A FANTASTIC OPPORTUNITY NOT TO BE MISSED

Welcome to this stunning property on Newchurch Road in Rossendale! This house offers a fantastic opportunity that has just come to the market. With over 3000 sq ft and spread across three floors, this property boasts an abundance of space. Featuring a reception room, fitted dining kitchen, five bedrooms, and multiple bathrooms, this enviable property is the perfect family home.

One of the highlights of this property is the stunning views to the rear. Imagine waking up to picturesque scenery every morning right from the comfort of your own home. Additionally, you'll never have to worry about parking with the ample off-road parking available.

Don't miss out on the chance to own this beautiful house with so much to offer. Contact us today to arrange a viewing and make this property your new home!

For upcoming properties make sure you follow our Instagram @Keenans.ea and Facebook @KeenansEstateAgents

# Newchurch Road, Rossendale, BB4 7TN Offers Over £600,000













- Impressive Detached Property
- Set Over Three Floors
- Ample Off Road Parking
- EPC Rating E
- **Ground Floor**

# **Entrance Hall**

18'2 x 6'8 (5.54m x 2.03m)

Hardwood single glazed front door and windows, central heating radiator, wood effect laminate flooring, doors leading to WC, reception room, bedroom five, stairs to first floor and stairs to lower ground floor.

#### WC

7'7 x 4'8 (2.31m x 1.42m)

UPVC double glazed window, central heating radiator, flush handle WC, vanity top wash basin with mixer tap, part wood effect laminate flooring and part tiled flooring.

# **Bedroom Five**

20'0 x 13'1 (6.10m x 3.99m )

Two hardwood double glazed windows, central heating radiator, coving to ceiling and door to wet room.

# Wet Room

9'6 x 4'8 (2.90m x 1.42m)

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

# **Reception Room**

19'8 x 13'1 (5.99m x 3.99m )

Two hardwood double glazed windows, central heating radiator, coving to ceiling, gas fire with marble fireplace, television point, open access to dining room and door to kitchen.

### **Dining Room**

14'5 x 10'2 (4.39m x 3.10m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring and UPVC double glazed French doors to front.

# Kitchen

14'5 x 11'2 (4.39m x 3.40m)

Two hardwood double glazed windows, central heating radiator, range of wall and base units with laminate worktops, tiled splashback, stainless steel one and a half bowl sink and drainer with high spout mixer tap, range cooker with five ring gas hob and integrated extractor hood, stainless steel splashback, integrated dishwasher, plumbing for washing machine, space for dryer and American-style fridge freezer, coving to ceiling and wood effect laminate flooring.

# **Lower Ground Floor**

### Landing

13'5 x 6'7 (4.09m x 2.01m)

Tiled flooring, hardwood door to rear, doors leading to garage two and potential cinema room.

# **Potential Cinema Room**

19'8 x 13'5 (5.99m x 4.09m)

Three UPVC double glazed windows, door leading to games room and solid door to rear

- Five Bedrooms
- Abundance of Indoor Space
- Tenure Freehold

# **Games Room**

14'2 x 11'1 (4.32m x 3.38m) Door leading to office.

### Office

14'2 x 10'3 (4.32m x 3.12m )
Hardwood single glazed window and central heating radiator.

# Store Room

4'8 x 4'5 (1.42m x 1.35m)

# **Garage Two**

18'2 x 9'8 (5.54m x 2.95m)

Hardwood single glazed windows and up and over garage door.

# **Garage One**

18'2 x 9'9 (5.54m x 2.97m)

Hardwood single glazed windows, fully insulated and up and over garage door.

### **First Floor**

# Landing

27'0 x 6'5 (8.23m x 1.96m)

UPVC double glazed stained glass window, doors leading to four bedrooms, bathroom, shower room and boiler cupboard.

# **Bedroom One**

15'3 x 14'6 (4.65m x 4.42m)

Hardwood single glazed window, central heating radiator, fitted wardrobes with door to eaves storage and door to en suite.

# **En Suite**

7'7 x 4'5 (2.31m x 1.35m)

Hardwood single glazed window, flush handle WC, pedestal wash basin with traditional taps, electric feed shower enclosed, tiled elevations and tiled flooring.

### **Eave Storage**

12'8 x 5'8 (3.86m x 1.73m)

# **Bedroom Two**

13'1 x 9'2 (3.99m x 2.79m )

Hardwood single glazed window, central heating radiator and fitted wardrobes with door to eaves storage.

#### **Bedroom Three**

10'6 x 10'2 (3.20m x 3.10m)

UPVC double glazed window, central heating radiator and fitted

### **Bedroom Four**

9'2 x 6'9 (2.79m x 2.06m)

UPVC double glazed window, central heating radiator and wood effect

- Four Bathrooms and Downstairs WC
- Countryside Views Surrounding
- Council Tax Band TBC

# **Bathroom**

9'2 x 5'8 (2.79m x 1.73m)

UPVC double glazed frosted window, central heating radiator, flush handle WC, pedestal wash basin with traditional taps, panel bath with traditional taps, part tiled elevations and tiled effect vinyl flooring.

# **Shower Room**

10'6 x 5'8 (3.20m x 1.73m)

UPVC double glazed frosted window, central heating radiator, vanity top wash basin with traditional taps, flush handle WC, bidet, walk-in electric feed shower, part tiled elevations and tiled flooring.

# **External**

#### Rear

Enclosed tiered garden with paved patio, laid to lawn, bedding areas, mature shrubbery and gate to open field.

# Front

Laid to lawn, mature shrubbery, bedding areas, tarmac driveway leading to two integral garages.

















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