



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			86
(81-91) B		76	
(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.

## Blackburn Road, Rossendale, BB4 5HN

### Offers Over £210,000

A NEUTRALLY FINISHED FOUR BEDROOM HOME

Nestled in the charming Blackburn Road of Haslingden, Rossendale, this mid-terrace house is a true gem waiting to be discovered. Recently renovated to perfection, this property boasts a modern touch with neutral tones throughout, offering a blank canvas for you to make it your own.

As you step inside, you'll be greeted by a stylish contemporary kitchen and bathroom suites, adding a touch of luxury to everyday living. With one reception room, four generously sized bedrooms spread over three floors, there's ample space for the whole family to enjoy.

Outside, the low maintenance external areas provide the perfect spot for relaxation, while the added convenience of an electric vehicle charging point caters to the needs of the modern homeowner.

Located in a prime spot with easy access to major commuter routes towards Bury and Manchester, this property offers the best of both worlds - a tranquil retreat to call home, yet close enough to the hustle and bustle of city life.

Don't miss out on the opportunity to make this house your home sweet home!

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# Blackburn Road, Rossendale, BB4 5HN

## Offers Over £210,000



- Mid Terraced Property
- Fitted Kitchen With Range of Appliances
- On Street Parking
- EPC Rating: C
- Four Bedrooms
- Three Piece Family Bathroom
- Freehold
- Main Bedroom With En Suite
- Enclosed Rear Yard
- Council Tax Band: A

### Ground Floor

#### Reception Room One

14'7 x 12'2 (4.45m x 3.71m)

UPVC double glazed entrance door, UPVC double glazed window, central heating radiator, smoke detector and door to inner hall.

#### Inner Hall

Stairs to first floor and door to kitchen.

#### Kitchen

14'6 x 12'4 (4.42m x 3.76m)

UPVC double glazed window, central heating radiator, spotlights, smoke detector, mix of wall and base units, granite worktops, double oven, steam cooker and microwave in high rise unit, five burner gas hob, extractor hood, island with breakfast bar, inset stainless steel sink with integrated draining ridges and mixer tap, American style fridge freezer included with sale, integrated washing machine, wall mounted Main boiler, wood effect flooring and open access to under stairs storage and composite double glazed frosted door to rear.

### First Floor

#### Landing

Central heated radiator, spotlights, smoke detector, stairs to second floor and doors to two bedrooms and bathroom.

#### Bedroom Two

14'8 x 12'5 (4.47m x 3.78m)

UPVC double glazed window, central heating radiator and two feature wall lights.

#### Bedroom Four

9'6 x 8'9 (2.90m x 2.67m)

UPVC double glazed window and central heating radiator.

#### Bathroom

9'9 x 5'7 (2.97m x 1.70m)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, P shaped panel bath with direct feed rainfall shower and rinse head over, extractor fan, illuminated mirror, part tiled elevation and vinyl flooring.

### Second Floor

#### Landing

Smoke detector and doors to two bedrooms.

#### Bedroom One

14'7 x 11'3 (4.45m x 3.43m)

Two UPVC double glazed dormer window, central heating radiator, spotlights and door to en suite.

#### En Suite

5'1 x 4'5 (1.55m x 1.35m)

Electric heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head in corner enclosure, extractor fan, PVC panel elevations and tile effect flooring.

### Bedroom Three

14'6 x 12'4 (4.42m x 3.76m)

Velux window, central heating radiator and spotlights.

### External

#### Front

Paved courtyard with steps.

#### Rear

Paving, artificial lawn, Indian stone paving and EV charging point.



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