

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		56	
(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.

Booth Crescent, Rossendale, BB4 9BU

£254,950

AN EXCEPTIONAL FAMILY HOME

Offering an abundance of indoor and outdoor space, stylish decoration and impressive ground floor extension, this enviable four bedroom semi detached property is being proudly welcomed to the market in the most desirable location of Waterfoot. With modern fixtures and fittings, fantastic loft conversion and low maintenance gardens, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rawtenstall, Bacup, Burnley and major motorway links. A credit to the current owners, this property has been transformed into a stylish and contemporary family home ready to move straight into!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, modern fitted kitchen diner and houses a staircase to the first floor. The kitchen diner leads through to a conservatory and inner hallway. The inner hallway leads on to a utility room which leads on to a WC and out to the rear. The first floor comprises of doors on to three generously sized bedrooms, a family bathroom and spiral staircase to the second floor. The second floor benefits from a fantastic fourth bedroom with added en suite shower room and ample eave storage. Externally there is an enclosed, low maintenance garden to the rear with paving, artificial lawn and mature shrubs. To the front there is a driveway with a paved pathway.

For further information or to arrange a viewing please contact our Rossendale branch at your earliest convenience.

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- Beautifully Semi Detached Property
- Impressive Fitted Kitchen
- Off Road Parking
- EPC Rating D
- Four Bedrooms
- Two Modern Bathrooms
- Tenure Freehold
- Spacious Reception Room
- Well Presented Rear Garden
- Council Tax Band A

Ground Floor

Entrance

Composite double glazed front door to hall.

Hall

11'10 x 6'0 (3.61m x 1.83m)

UPVC double glazed window, central heating radiator, picture rail, smoke detector, wood panel elevations, understairs storage, wood effect laminate flooring, doors to reception room, kitchen/dining area and stairs to first floor.

Reception Room

13'6 x 11'10 (4.11m x 3.61m)

UPVC double glazed window, central heating radiator, coving, gas fire, television point and wood effect laminate flooring.

Kitchen/Dining Area

19'11 x 10'1 (6.07m x 3.07m)

UPVC double glazed window, central heating radiator, range of wood panel wall and base units, granite effect work surfaces, stainless steel one and half sink bowl and drainer with mixer tap, integrated electric double oven with five ring gas hob and extractor hood, integrated fridge freezer and dishwasher, picture rail, spotlights, smoke detector, wood effect laminate flooring, opening to inner hall and UPVC double glazed double doors to conservatory.

Conservatory

10'3 x 6'5 (3.12m x 1.96m)

UPVC double glazed window, central heating radiator, double glazed roof, tiled flooring and UPVC double glazed French doors to rear.

Inner Hall

4'11 x 3'4 (1.50m x 1.02m)

UPVC double glazed window, central heating radiator, wood clad to ceiling, wood effect laminate flooring and door to utility room.

Utility Room

7'7 x 6'10 (2.31m x 2.08m)

UPVC double glazed window, wood panel base units, granite effect work surfaces, ceramic one and a half sink bowl and drainer with mixer tap, plumbing for washing machine, space for dryer, tiled elevations, wood clad to ceiling, wood effect laminate flooring, door to WC and UPVC double glazed door to rear.

WC

4'11 x 4'1 (1.50m x 1.24m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, fitted wall lights, tiled elevations, wood clad to ceiling and wood effect laminate flooring.

First Floor

Landing

11'9 x 8'6 (3.58m x 2.59m)

UPVC double glazed window, central heating radiator, picture rail, smoke detector, corbel, doors to three bedrooms, family bathroom and spiral staircase to second floor.

Bedroom One

12'1 x 10'3 (3.68m x 3.12m)

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

Bedroom Two

10'11 x 8'1 (3.33m x 2.46m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'1 x 7'8 (2.77m x 2.34m)

UPVC double glazed window, central heating radiator, wood panel elevations, picture rail and fitted wardrobes.

Bathroom

8'4 x 5'6 (2.54m x 1.68m)

Two UPVC double glazed frosted windows, central heating radiator, panel bath with mixer tap, electric feed shower, vanity top wash basin with mixer tap, dual flush WC, extractor fan and wood effect lino flooring.

Second Floor

Bedroom Four

15'11 x 8'1 (4.85m x 2.46m)

Two central heating radiators, eave storage, door to en suite and two UPVC double glazed French doors.

En Suite

5'1 x 4'8 (1.55m x 1.42m)

Velux window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, direct feed shower enclosure, tiled elevations, fitted wall lights and wood effect lino flooring.

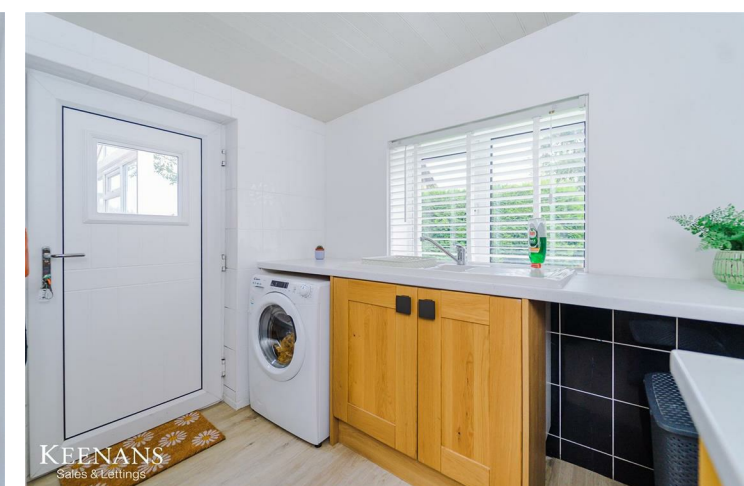
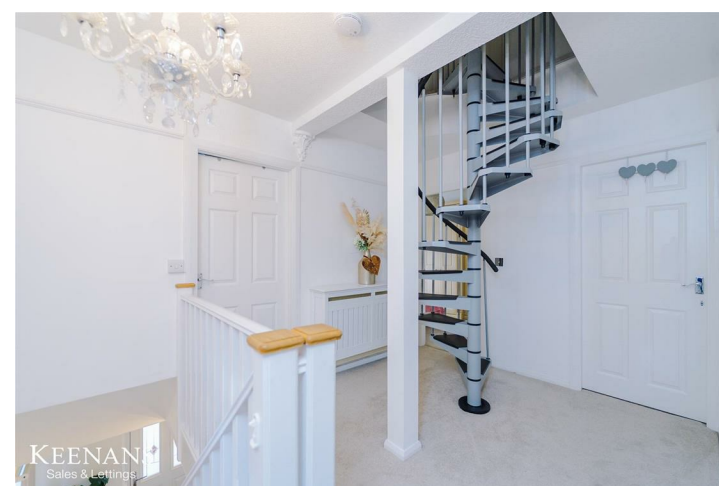
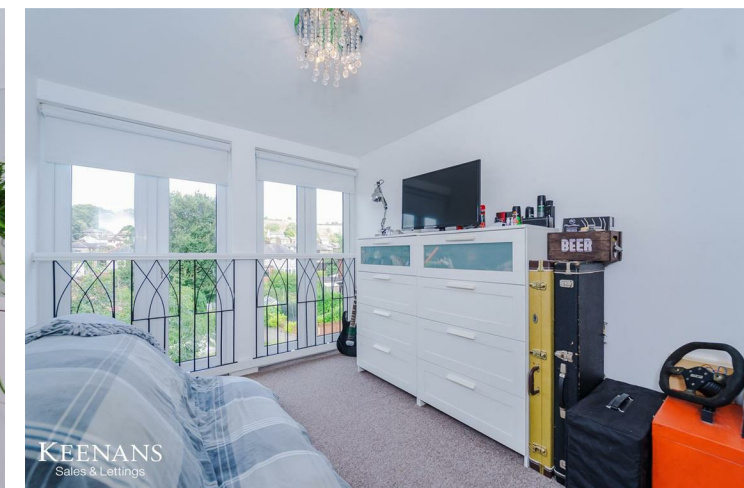
External

Rear

Enclosed garden with paving, artificial lawn and mature shrubs.

Front

Off road parking and paving.



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