

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			85
(81-91) B			
(69-80) C		67	
(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.

Church Street, Newchurch, BB4 9EH

Offers Over £180,000

STUNNING HOME WITH MODERN DECOR

Welcome to this stunning property located on Church Street in the charming village of Newchurch, Rossendale. This delightful home boasts a spacious reception room, three cosy bedrooms, and a stylish bathroom, making it the perfect place to call home.

Step inside this fully refurbished property and be greeted by modern decor and appliances throughout, offering a contemporary and comfortable living space. The property's fantastic views add a touch of tranquillity, creating a peaceful atmosphere for you to relax and unwind.

Conveniently situated, this house provides easy access to local amenities, ensuring that everything you need is just a stone's throw away. Additionally, the private garden offers a secluded outdoor space for you to enjoy, with no overlooking houses providing you with the privacy you desire.

Don't miss out on the opportunity to make this wonderful property your own and experience the best of village living in Rossendale. Contact our Rossendale branch today to arrange a viewing and start envisioning your new life in this beautiful home on Church Street.

Church Street, Newchurch, BB4 9EH

Offers Over £180,000



- Beautifully Presented End Terraced Property
- Modern Fitted Dining Kitchen
- On Street Parking
- EPC Rating: D
- Three Bedrooms
- Spacious Interiors
- Tenure Freehold
- Four Piece Bathroom
- Enclosed Rear Garden
- Council Tax Band: A

Ground Floor

Entrance Hall

9'5 x 8'4 (2.87m x 2.54m)

UPVC entrance door, UPVC double glazed frosted window, doors leading to kitchen/dining area and storage.

Kitchen/Dining Area

21'11 x 9'7 (6.68m x 2.92m)

UPVC double glazed window, central heating radiator, spotlights, range of high gloss wall and base units, laminate worktops, one and half bowl composite sink with draining board and mixer tap, tiled splashback, integrated oven with four ring induction hob and extractor hood, glass splashback, space for fridge freezer, plumbing for washing machine, laminate flooring and UPVC double glazed French doors to rear.

Reception Room

15'4 x 9'5 (4.67m x 2.87m)

UPVC double glazed window, central heating radiator, inset gas fire and laminate flooring.

First Floor

Landing

15'2 x 2'11 (4.62m x 0.89m)

UPVC double glazed window, central heating radiator, spotlights, doors to three bedrooms and family bathroom.

Bedroom One

11'7 x 9'4 (3.53m x 2.84m)

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

Bedroom Two

12'10 x 6'1 (3.91m x 1.85m)

UPVC double glazed window and central heating radiator.

Bedroom Three

9'3 x 8'7 (2.82m x 2.62m)

UPVC double glazed window and central heating radiator.

Bathroom

8'11 x 5'6 (2.72m x 1.68m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin, panel bath with rinse head, direct feed rainfall shower and rinse head, part tiled elevations and tiled flooring.

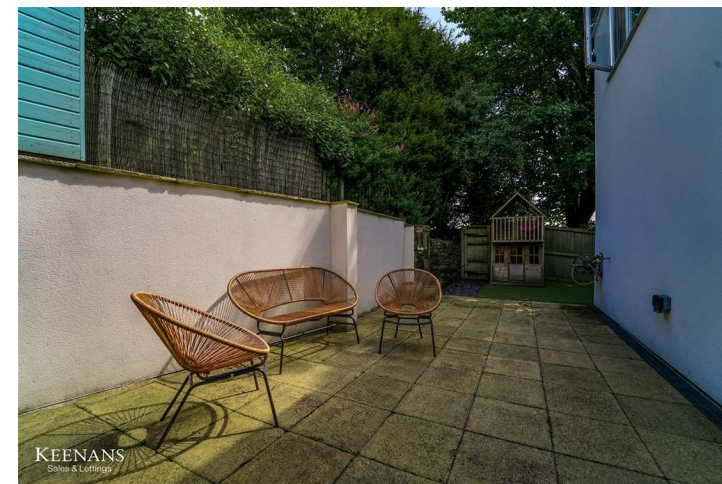
External

Rear

Paved yard, raised stone chip beddings and artificial lawn.

Front

Paved path.



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