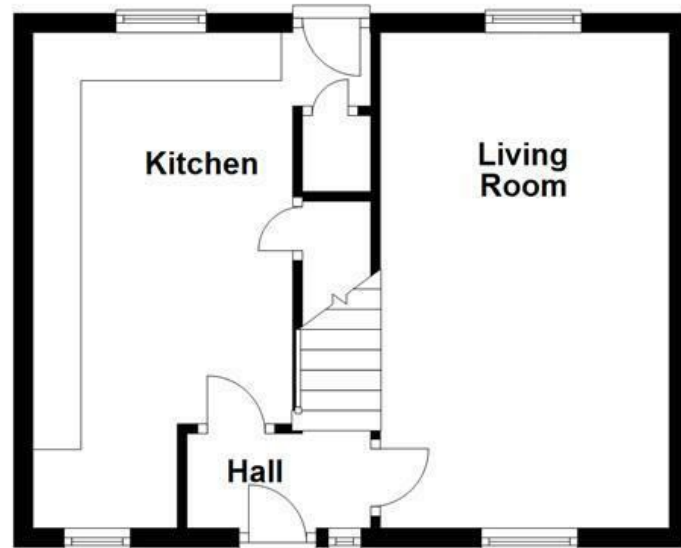


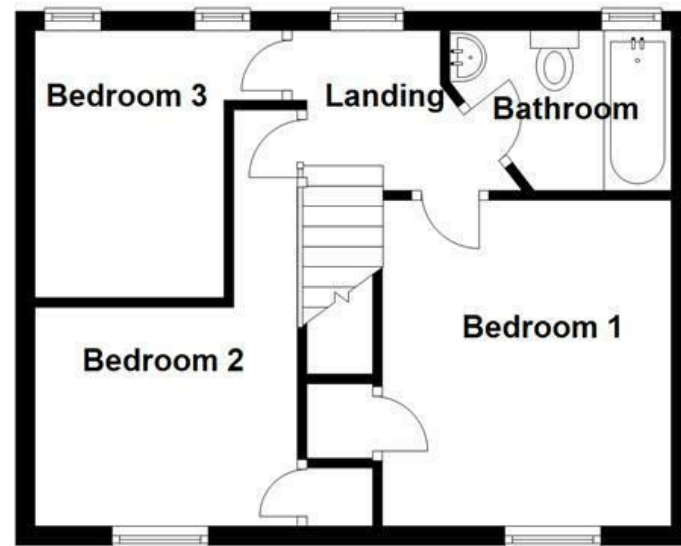
Ground Floor

Approx. 34.0 sq. metres (366.0 sq. feet)



First Floor

Approx. 34.0 sq. metres (365.8 sq. feet)



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			
(55-68) D		65	
(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.

Rutland Walk, Helmshore, BB4 4HH

Offers Over £160,000

A NEWLY RENOVATED THREE BEDROOM HOME IN A QUIET AREA OF HELMSHORE

Located in a quiet area of Helmshore sits this three bedroom home. Having undergone a full renovation with neutral decoration, modern fixtures and fittings and not being overlooked, this property is the perfect family home ready to move straight into! Located just down the road from local amenities, around the corner from well regarded schools and just a short drive to the popular town centre of Rawtenstall where there are ample shops and eateries. The property is also close to major commuter routes to Manchester, Bury and also on route to the M66 and to the Accrington Bypass.

The property comprises briefly, to the ground floor; entrance to the hallway which has stairs leading to the first floor and doors to the living room and newly fitted kitchen. The kitchen is fitted with modern wall and base units, has integrated appliances and doors providing access to the rear garden and under the stairs storage cupboard. To the first floor there is a landing with doors providing access to three bedrooms and a newly fitted three piece bathroom suite. Externally, to the rear of the property there is an enclosed garden with a paved patio and lawn area. To the front of the property there is an enclosed garden which wraps around to the side of the property with access to the rear garden.

View early to avoid disappointment! Contact our Rossendale team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansstateagents

Rutland Walk, Helmshore, BB4 4HH

Offers Over £160,000



- Council Tax Band A
- On Road Parking
- Excellent Commuter Links
- Three Piece Bathroom Suite
- Freehold Property
- Spacious Rear Garden
- Three Bedroom End Terraced Property
- EPC Rated D
- Nearby Local Amenities
- Ideal Family Home

Ground Floor

Entrance

Via a UPVC double glazed front door to hall.

Hall

6'3 x 3'3 (1.91m x 0.99m)

UPVC double glazed frosted window, tiled effect floor, stairs to first floor, smoke alarm, doors to living room and kitchen.

Kitchen

16'9 x 11'6 (5.11m x 3.51m)

Two UPVC double glazed window, central heating radiator, gloss wall and base units, wood effect work top, stainless steel sink and drainer with mixer tap, Lamona oven, Lamona four ring electric hob and extractor hood, half fridge, half freezer, plumbed for washing machine, laminate floor, UPVC double glazed stable door to rear garden, spotlights and under stairs storage.

Living Room

16'10 x 9'10 (5.13m x 3.00m)

Two UPVC double glazed window, central heating radiator and television point.

First Floor

Landing

6'9 x 5'8 (2.06m x 1.73m)

UPVC double glazed window, central heating radiator, access to attic, smoke alarm, doors to three bedrooms and bathroom.

Bedroom One

11'1 x 9'10 (3.38m x 3.00m)

UPVC double glazed window, central heating radiator and storage cupboard.

Bedroom Two

13'7 x 8'3 (4.14m x 2.51m)

UPVC double glazed window, central heating radiator and boiler cupboard.

Bedroom Three

9' x 8'5 (2.74m x 2.57m)

Two UPVC double glazed windows and central heating radiator.

Bathroom

7'9 x 5'4 (2.36m x 1.63m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash with mixer tap, tiled bath with mixer tap and rinse head, tiled elevation, tiled floor and extractor fan.

External

Rear

Enclosed garden, paved patio, lawn and mature shrubs.

Front

Enclosed garden, wraps around to side of property and access to rear garden.



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