

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Egypt Mount, Rossendale, BB4 6SQ

### £250,000

A STYLISH FAMILY HOME

Offering an abundance of beautifully presented indoor space, fantastic gardens and neutral decoration, this outstanding four bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Rossendale. With open plan living space, impressive loft conversion and a stylish finish, 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 Manchester, Bury, Burnley and major motorway links. Benefiting from a stunning cast iron burner to the main living area, an abundance of storage space and beautiful features, this property is the perfect family home ready to move straight into!

The property comprises briefly; a welcoming and spacious reception room leads openly on to a second reception room. The second reception room guides you through to a fitted kitchen and houses a staircase to the first floor. The first floor comprises of doors on to two generously sized bedrooms, family bathroom and staircase to the second floor. The second floor leads through to two additional bedrooms. Externally there is an enclosed yard to the rear and garden to the front with paving and bedding areas.

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



# Egypt Mount, Rossendale, BB4 6SQ

£250,000



- Tenure Leasehold
- On Street Parking
- Contemporary Fitted Kitchen And Three Piece Bathroom Suite
- Easy Access To Major Commuter Routes
- Council Tax Band B
- Spacious Mid Terraced Property
- Viewing Essential
- EPC Rating E
- Four Bedrooms
- Enclosed Ample garden Space

## Ground Floor

### Entrance

Composite door to reception room one.

### Reception Room One

14'1" x 11'8" (4.29m x 3.56m)

UPVC double glazed window, central heating radiator, cast iron multi fuel burner with tiled hearth, surround and oak mantle, television point, hard wood floor and open to reception room two.

### Reception Room Two

15'3" x 14'1" (4.65m x 4.29m)

UPVC double glazed window, central heating radiator, under stairs storage, wood effect laminate flooring, door to stairs to first floor and door to kitchen.

### Kitchen

14' x 6'2" (4.27m x 1.88m)

UPVC double glazed window, central heating radiator, range of cream gloss wall and base units, marble effect surface, tiled splash back, composite sink and drainer with high spout mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, plumbed for washing machine, tiled floor and hard wood single glazed door to rear.

## First Floor

### Landing

9'9" x 7'7" (2.97m x 2.31m)

Doors to two bedrooms, bathroom and stairs to second floor.

### Bedroom One

14'1" x 11'8" (4.29m x 3.56m)

UPVC double glazed window, central heating radiator, coving, over stairs storage and hard wood floor.

### Bedroom Two

9'7" x 9'7" (2.92m x 2.92m)

UPVC double glazed window, central heating radiator and under stairs storage.

### Bathroom

6'8" x 6'2" (2.03m x 1.88m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, dual flush WC, pedestal wash basin with mixer tap, hard wood panelled bath with direct feed rainfall shower, tiled elevation, wood panelled elevation, coving, ceiling rose and tiled effect vinyl flooring.

## Second Floor

### Landing

2'10" x 2'2" (0.86m x 0.66m)

Smoke alarm, hard wood floor, doors to bedroom three and bedroom four.

## Bedroom Three

12'8" x 10'2" (3.86m x 3.10m)

UPVC double glazed window, central heating radiator and hard wood floor.

## Bedroom Four

14'1" x 7'11" (4.29m x 2.41m)

Velux window, central heating radiator, feature wall light and television point.

## External

### Rear

Enclosed pebbled and decked seating area with gate to shared access road.

### Front

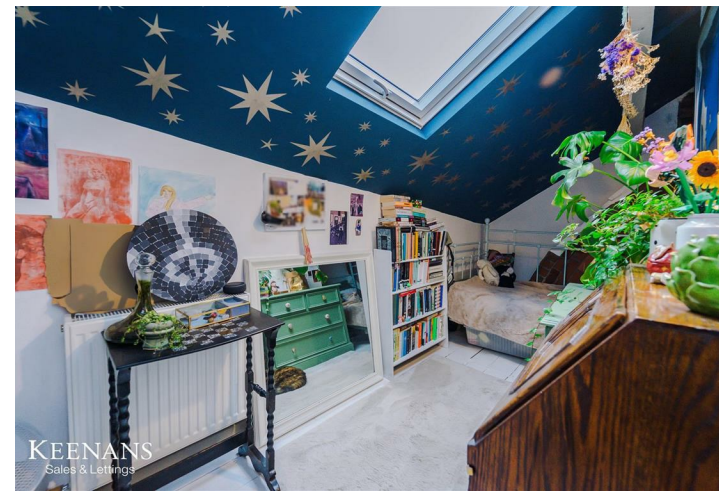
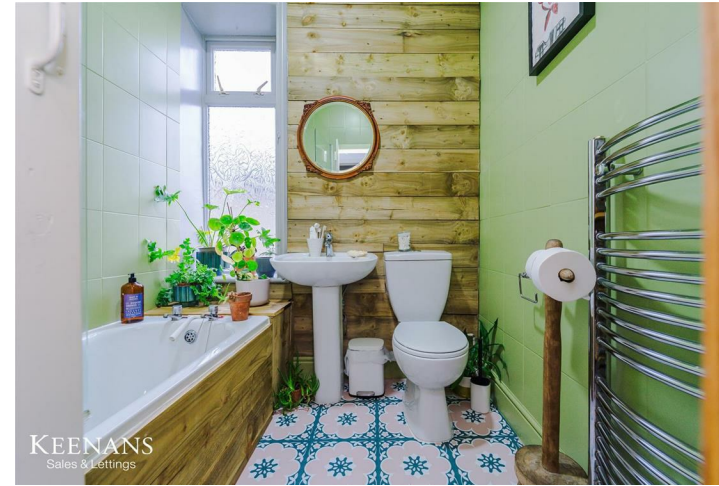
Shared access to front garden.

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