

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	82
England & Wales	EU Directive 2002/91/EC	

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Foundry Street, Rossendale, BB4 6HQ

£325,000

AN EXCEPTIONAL FAMILY HOME

Having undergone a full renovation to the highest standard throughout with immaculate presentation, this highest quality fixtures and fittings and an abundance of indoor space, this exceptional four bedroom end terraced property is being proudly welcomed to the market in the desirable location of Rossendale. With off road parking, stylish interiors and no details being missed, this property is the perfect family home ready to move straight into with no chain delay! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Bury and major motorway links. With an impressive open plan kitchen diner, fully renovated cellar space and external office, this property is truly not to be missed!

The property comprises briefly; a welcoming and spacious reception room benefits from beautiful fitted storage and leads on to an open plan kitchen diner and houses a staircase to the first floor. The kitchen boasts modern wall and base units, high quality integrated appliances and leads down to the cellar and out to the rear. The first floor comprises of doors on to three generously sized bedrooms, dressing room and staircase to the main bedroom. The dressing room leads on to a contemporary bathroom. Externally there is an enclosed paved yard with wrap around laid to lawn garden with access on to an external, fully equipped office. To the front there is a driveway.

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

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£325,000



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- An Exceptional End Terraced Property

Modern Fixtures And Fittings

Council Tax Band A

Off Road Parking

Four Bedrooms

Open Plan Kitchen Diner

EPC Rating C

Fully Renovated Throughout To A High Standard

Perfect Family Home

Tenure Leasehold

Ground Floor

Entrance

UPVC double glazed frosted door to Reception Room One.

Reception Room One

15'8 x 15 (4.78m x 4.57m)

UPVC double glazed window, central heating radiator, corbel, integrated bespoke alcove storage and shelving, original Victorian plaster ceiling mouldings, four feature wall lights, contemporary oak door to the kitchen diner, staircase to the first floor.

Kitchen Diner

27'9 x 15 (8.46m x 4.57m)

Two UPVC double glazed windows, a range of matte wall and base units, marble surface, inset composite one and a half sink with a high spout spring mixer tap, two integrated electric CDA ovens, integrated microwave, five ring induction hob and rise up down draft counter top extractor hood, integrated fridge freezer, dishwasher and washing machine, counter island, stone fireplace, integrated alcove storage and shelving, spotlights, wet under floor heating, smoke alarm, tiled flooring, contemporary oak door to the staircase to the lower ground floor and UPVC double glazed French doors to the rear.

Lower Ground Floor

Cellar

15'8 x 9'4 (4.78m x 2.84m)

Integrated storage with electric meter, spotlights, extractor fan, original York stone flag flooring.

First Floor

Landing

15 x 5'5 (4.57m x 1.65m)

UPVC double glazed window, smoke alarm, oak doors to two bedrooms, dressing room and inner landing.

Bedroom Two

12'9 x 9'11 (3.89m x 3.02m)

UPVC double glazed window, central heating radiator.

Bedroom Three

12'11 x 7 (3.94m x 2.13m)

UPVC double glazed window, central heating radiator.

Dressing Room

12'9 x 4'10 (3.89m x 1.47m)

UPVC double glazed window, integrated boiler and storage, oak door to the bathroom.

Bathroom

11'8 x 6'8 (3.56m x 2.03m)

UPVC double glazed frosted window, a five piece suite comprising of a dual flush WC, two vanity top wash basins with mixer taps, freestanding bath with mixer tap and rinse head, double direct feed rainfall walk in shower with rinse head, tiled elevations, spotlights, extractor fan, wet underfloor heating & tiled flooring.

Inner Landing

4'2 x 4 (1.27m x 1.22m)

Central heating radiator, oak door to bedroom four and staircase to bedroom one.

Bedroom Four

12'11 x 7'10 (3.94m x 2.39m)

UPVC double glazed window, central heating radiator.

Second Floor

Bedroom One

31'7 x 15 (9.63m x 4.57m)

Velux window, central heating radiator.

External

Front

Access to block paved driveway.

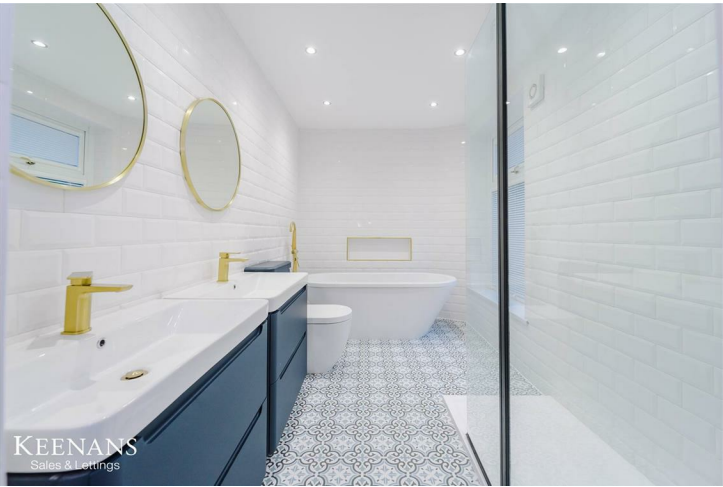
Rear

Enclosed paved yard with access to external office and wrap around laid to lawn garden.

External Office

8'8 x 6'7 (2.64m x 2.01m)

UPVC double glazed window, power and lighting.



Tel: 01706215618

www.keenans-estateagents.co.uk