



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	65	86
(81-91) B		
(69-80) C		
(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.



Isle Of Man Street, Rossendale, BB4 9QF

£210,000

AN IMPRESSIVE END TERRACED FAMILY HOME WITH STUNNING VIEWS

Keenans are delighted to present to the market this three bedroom end terrace property. The property is immaculately presented throughout and is a credit to the current owner. Boasting a spacious reception room, a modern fitted kitchen, three bedrooms and two bathrooms. This property also benefits from a unique balcony overlooking stunning countryside views, as well as an enclosed private rear garden rented from the local angling club. Situated close to well regarded schools and nearby to local amenities. The property is in walking distance from bus routes and is close to major commuter links.

The property comprises briefly; a welcoming entrance to the hallway. The hallway has stairs leading to the first floor and a door providing access to the reception room. The reception room has a door providing access to the kitchen which has doors leading down to the cellar and out to the rear garden. To the first floor is a landing with stairs leading to the second floor and doors providing access to two bedrooms and a three piece bathroom suite. To the second floor there is a landing with a door leading to the main bedroom. The main bedroom has doors providing access to the en suite, walk-in wardrobe and on to the balcony. Externally, to the rear of the property there is an enclosed paved garden with steps leading to a raised decked area.

Viewings can be arranged by calling our Rossendale team, at your earliest convenience. For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansstateagents

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 3  2  1  D

- Impressive End Terraced Property
 - Modern Fitted Kitchen
 - Stunning Views to Rear
 - EPC Rating D
- Three Bedrooms
 - Well Presented Throughout
 - Tenure Leasehold
- Two Bathrooms
 - Set Over Four Floors
 - Council Tax Band A

Ground Floor

Hall

5'08 x 3'06 (1.73m x 1.07m)
Central heating radiator, smoke alarm, doors to the living room.

Reception Room

14'07 x 14'05 (4.45m x 4.39m)
UPVC double glazed window with fitted blinds, central heating radiator, spotlights, alarm system, log burning stove, television point, wooden flooring, doors to understairs storage and kitchen.

Kitchen

14'09 x 8'11 (4.50m x 2.72m)
UPVC double glazed window with fitted blinds, central heating radiator, mix of wall and base units, granite effect worktops, stainless steel sink and drainer with mixer tap, integrated Hotpoint oven with five ring gas hob and extractor hood, integrated dishwasher and fridge, BAXI boiler, part tiled elevations, tiled flooring with underfloor heating, door to stairs to cellar and UPVC double glazed stable door to rear.

Lower Ground Floor

Cellar

9'01 x 8'07 (2.77m x 2.62m)
Central heating radiator, plumbing for washing machine, space for dryer and freezer, gas metre, wall mounted wash basin with traditional taps and tiled flooring.

First Floor

Landing

15'00 x 6'02 (4.57m x 1.88m)
UPVC double glazed window, central heating radiator, spotlights, doors to two bedrooms, bathroom and stairs to second floor.

Bedroom Two

14'09 x 8'06 (4.50m x 2.59m)
UPVC double glazed window with fitted blinds and central heating radiator.

Bedroom Three

8'11 x 9'05 (2.72m x 2.87m)
UPVC double glazed window with fitted blinds, central heating radiator and fitted wardrobes.

Bathroom

9'00 x 4'09 (2.74m x 1.45m)
UPVC double glazed window, central heated towel rail, dual flush WC, pedestal wash basin with mixer taps, panel bath with mixer taps and overhead direct feed shower, part tiled elevations and wooden flooring.

Second Floor

Landing

8'10 x 3'03 (2.69m x 0.99m)
Velux window, two storage cupboards and door to bedroom one.

Bedroom One

11'11 x 10'08 (3.63m x 3.25m)
Central heating radiator, spotlights, television point, doors to en suite, walk in wardrobe and UPVC double glazed French doors to Juliet balcony.

En Suite

5'09 x 5'06 (1.75m x 1.68m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer taps, electric feed corner shower, fully tiled elevations, spotlights, extractor fan and wooden flooring.

Walk-in Wardrobe

8'05 x 3'11 (2.57m x 1.19m)
Integrated shelving and access to eaves storage.

Exterior

Rear

Enclosed garden with paved patio, raised decking and bedding.



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