



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.

Holcombe Road, Rossendale, BB4 4LX

Offers Over £255,000

AN EXCEPTIONAL, MODERN HOME

Having been presented and maintained to the highest standard throughout, this outstanding three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Helmshore, within Rossendale. With modern fixtures and fittings, two living areas and neutral decoration, this property is the perfect home for any family truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rawtenstall, Bolton, Manchester and major motorway links. With potential for off road parking, stunning countryside views and spacious rooms throughout, this property is the perfect home!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and dining room. The dining room houses a staircase to the first floor. The reception room leads on to a contemporary kitchen. The kitchen boasts modern wall and base units, integrated appliances and leads out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom. Externally there is an enclosed yard to the rear with paving and double gates for off road parking if desired.

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

Holcombe Road, Rossendale, BB4 4LX

Offers Over £255,000

 3  1  2  D

- Beautifully Presented Semi Detached Property
 - Modern Fitted Kitchen
 - On Street Parking
 - EPC Rating D
- Three Bedrooms
 - Perfect Family Home
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Enclosed Rear Yard
 - Council Tax Band B

Ground Floor

Rear

Enclosed yard with paving.

Entrance Hall
5'3 x 4'6 (1.60m x 1.37m)
Composite double glazed frosted front door, smoke detector, open to dining room and door to reception room.

Dining Room
13'8 x 8'11 (4.17m x 2.72m)
Two UPVC double glazed windows, central heating radiator, coving, meter cupboard, storage cupboard, understairs storage, wood effect laminate flooring and stairs to first floor.

Reception Room
14'1 x 13'4 (4.29m x 4.06m)
UPVC double glazed window, upright central heating radiator, coving, smoke detector, cast iron multifuel burner with stone hearth and oak mantel, television point and door to kitchen.

Kitchen
9'3 x 8'0 (2.82m x 2.44m)
Two UPVC double glazed windows, central heating radiator, range of high gloss wall and base units with wood effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, integrated fridge freezer and washing machine, space for dryer, tiled flooring and UPVC double glazed door to rear.

First Floor

Landing
12'7 x 5'9 (3.84m x 1.75m)
Central heating radiator, coving, loft hatch, storage cupboard, doors to three bedrooms and bathroom.

Bedroom One
10'1 x 8'2 (3.07m x 2.49m)
UPVC double glazed window, central heating radiator, coving, smoke detector and fitted dresser.

Bedroom Two
10'1 x 6'0 (3.07m x 1.83m)
UPVC double glazed window, central heating radiator, fitted wardrobes and dressing table.

Bedroom Three
9'1 x 6'6 (2.77m x 1.98m)
UPVC double glazed window, central heating radiator, loft access, smoke detector and fitted wardrobe.

Bathroom
7'4 x 6'6 (2.24m x 1.98m)
UPVC double glazed frosted window, central heated towel rail, L-shaped panel bath with traditional taps and overhead direct feed shower, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, coving, spotlights, extractor fan and tiled effect vinyl flooring.

External



Tel: 01706215618

www.keenans-estateagents.co.uk