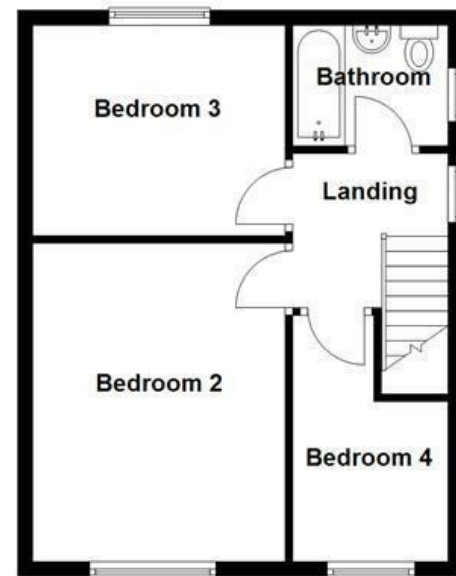


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	70	82
(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.

Barritt Road, Rossendale, BB4 8SR

£269,950

AN EXCEPTIONAL FAMILY HOME WITH FANTASTIC GROUND FLOOR EXTENSION

Offering an abundance of indoor space, fantastic ground floor bedroom and wet room and neutral decoration throughout, this outstanding four bedroom semi detached property is being proudly welcomed to the market in the desirable location of Rossendale. With ample off road parking, two bathrooms and enviable ground floor extension, this property is the perfect home for any growing family with elderly relatives or teenage children who are wanting their own space! Having been presented and maintained beautifully throughout with spacious rooms and modern fixtures and fittings, this property is the perfect home truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and houses a staircase to the first floor. The reception room boasts stunning multi fuel burner and leads on to a kitchen/dining room. The kitchen/dining room provides access on to the ground floor bedroom and out to the side. The ground floor bedroom leads through to a wet room. The first floor comprises of doors on to three generously sized bedrooms and a family bathroom. Externally there is an enclosed garden with paving and bedding areas. To the front there is a block paved driveway for multiple vehicles.

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

Barritt Road, Rossendale, BB4 8SR

£269,950

 4  2  1  C

- Semi Detached Property
 - Fitted Modern Kitchen
 - Off Road Parking For Multiple Vehicles
 - EPC Rating: C
- Four Bedrooms
 - Neutrally Decorated Throughout
 - Freehold
- Two Bathrooms
 - Enclosed Rear Garden
 - Council Tax Band: B

Ground Floor

Hall

4'2 x 3'11 (1.27m x 1.19m)

Composite double glazed frosted stained glass entrance door, central heating radiator, coving, smoke alarm, wood effect laminate floor, stairs to first floor and door to reception room.

Reception Room

14'11 x 13'10 (4.55m x 4.22m)

UPVC double glazed window, central heating radiator, coving, cast iron multi fuel burner, stone hearth, oak mantle, TV point, wood effect laminate floor and door to kitchen/dining room.

Kitchen/Dining Room

18'3 x 9'5 (5.56m x 2.87m)

Two UPVC double glazed windows, central heating radiator, range of panel wall and base units, granite effect worktops, tiled splash back, stainless steel sink with draining board and mixer tap, integrated electric oven, four ring gas hob, extractor hood, space for American style fridge freezer, plumbing for washing machine, space for dryer, Vaillant boiler, under stairs storage, tiled floor, door to bedroom one and composite double glazed frosted door to side.

Bedroom One

20'9 x 14'1 (6.32m x 4.29m)

Two UPVC double glazed windows, two central heating radiators, Sharps fitted wardrobes, TV point, tiled floor, door to wet room and UPVC double glazed door to rear.

Wet Room

7'6 x 7'3 (2.29m x 2.21m)

UPVC double glazed frosted window, heated towel rail, dual flush WC, wall mounted wash basin with traditional taps, electric feed shower, extractor fan, tiled elevation and lino floorin.g

First Floor

Landing

6'11 x 6'10 (2.11m x 2.08m)

UPVC double glazed frosted window, loft access, smoke alarm, wood effect laminate floor and doors to three bedrooms and bathroom.

Bedroom Two

14' x 11'1 (4.27m x 3.38m)

UPVC double glazed window and central heating radiator.

Bedroom Three

11'1 x 9'5 (3.38m x 2.87m)

UPVC double glazed window and central heating radiator.

Bedroom Four

7'1 x 5'4 (2.16m x 1.63m)

UPVC double glazed window and central heating radiator.

Bathroom

7' x 5'4 (2.13m x 1.63m)

UPVC double glazed frosted window, central heating radiator, low

flush WC, pedestal wash basin with traditional taps, panel bath with traditional tap and direct feed shower over, tiled elevation and wood effect laminate floor.

External

Front

Block paved drive for off road parking.

Rear

Paved garden and stone chip areas.

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