



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | 86        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 73      |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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.

## Chapel View, Loveclough, BB4 8FN

### £330,000

#### AN EXQUISITE FAMILY HOME

Having been presented and updated to the highest standard with immaculate presentation, an abundance of indoor and outdoor space and modern fixtures and fittings, this exceptional three bedroom detached property is being proudly welcomed to the market in the desirable location of Loveclough on a quiet cul de sac within a popular estate. With stylish interiors, open plan kitchen and living space, beautiful gardens and stunning views, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rawtenstall, Burnley, Manchester and major motorway links. With two bathrooms, enviable cast iron multi fuel burner to the living room and off road parking, this property is truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, WC and houses a staircase to the first floor. The reception room leads openly on to a contemporary fitted kitchen diner. The kitchen diner boasts modern wall and base units, high quality 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. The main bedroom benefits from an en suite shower room. Externally there is an enclosed garden to the rear with laid to lawn, paving, decking and power sockets. To the front there is a laid to lawn garden with paving, bedding and off road parking.

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



# Chapel View, Loveclough, BB4 8FN

## £330,000

 3  2  1  C

- Exquisite Detached Property
  - Modern Fitted Dining Kitchen
  - Off Road Parking
  - EPC Rating C
- Three Bedrooms
  - Presented to Highest Standard Throughout
  - Tenure Freehold
- Two Bathrooms
  - Stunning Countryside Surroundings
  - Council Tax Band C

### Ground Floor

#### Entrance Hall

10'2 x 5'9 (3.10m x 1.75m)

Composite double glazed frosted front door, central heating radiator, coving, smoke detector, meter cupboard, herringbone solid wood flooring, doors leading to WC, reception room and stairs to first floor.

#### WC

5'9 x 2'6 (1.75m x 0.76m)

Dual flush WC, vanity top wash basin with mixer tap, extractor fan and tiled flooring.

#### Reception Room

17'2 x 11'7 (5.23m x 3.53m)

UPVC double glazed box window, central heating radiator, coving, cast iron multifuel burner with stone hearth and oak mantel, television point and open to kitchen/dining area.

#### Kitchen/Dining Area

17'11 x 10'4 (5.46m x 3.15m )

UPVC double glazed window, central heating radiator, coving, spotlights, range of high gloss wall and base units with granite effect work surfaces and splashback, granite coated composite sink and drainer with mixer tap, integrated oven with with four ring gas hob and extractor hood, integrated fridge and freezer, integrated washing machine, integrated dryer, integrated microwave, integrated combi boiler, central island with breakfast bar, herringbone solid wood flooring and UPVC double glazed bi-folding doors to rear.

### First Floor

#### Landing

11'1 x 4'7 (3.38m x 1.40m)

UPVC double glazed window, access to boarded and shelved loft via pull down ladder, smoke detector, doors leading to three bedrooms and family bathroom.

#### Bedroom One

12'0 x 9'10 (3.66m x 3.00m)

UPVC double glazed window, central heating radiator, television point, fitted wardrobes and door to en suite.

#### En Suite

5'7 x 5'2 (1.70m x 1.57m )

UPVC double glazed frosted window, heated towel rail, dual flush WC, direct feed rainfall shower enclosed, vanity top wall mounted wash basin with mixer tap, tiled elevations, spotlights, extractor fan, LED illuminated mirror and tiled flooring.

#### Bedroom Two

9'10 x 9'1 (3.00m x 2.77m)

UPVC double glazed window, central heating radiator and television point.

#### Bedroom Three

9'1 x 7'9 (2.77m x 2.36m)

UPVC double glazed window and central heating radiator.

### Bathroom

6'5 x 5'4 (1.96m x 1.63m )

UPVC double glazed frosted window, heated towel rail, vanity top wash basin with mixer tap, dual flush WC, panel bath with mixer tap and overhead direct feed rainfall shower, tiled elevations, LED illuminated mirror, spotlights, extractor fan and tiled flooring.

### External

#### Rear

Enclosed garden with laid to lawn, paving, decking and power sockets.

#### Front

Laid to lawn garden with paving, bedding and off road parking.



Tel: 01706215618

www.keenans-estateagents.co.uk