



Clough End Road, Rossendale, BB4 5AN

£695,000

AN EXCEPTIONAL PERIOD PROPERTY

Flowing internally with character and charm, an abundance of indoor and outdoor space and stunning original features, this exceptional six bedroom detached property is being proudly welcomed to the market in the desirable location of Haslingden. With three bathrooms, six double bedrooms and off road parking for multiple vehicles, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Accrington, Rawtenstall, Manchester and major motorway links. With fantastic cellar space, detached double garage and stylish interiors, this property is the perfect home for any family looking for a luxurious and spacious home!

The property comprises briefly; a welcoming entrance hallway provides access through to a two spacious reception rooms, open plan kitchen diner, WC and houses a staircase to the first floor. The kitchen diner leads on to a utility room which houses a staircase down to the cellar and out to the rear. The first floor comprises of doors on to three double bedrooms, contemporary family bathroom and through to a further landing. The further landing guides you on to the main bedroom and staircase to the second floor. The main bedroom benefits from an en suite shower room and walk in wardrobe. The second floor guides you through to two additional double bedrooms and a modern family bathroom. Externally there is an enclosed laid to lawn garden to the front with decking, bedding, mature shrubs, gated off road parking for multiple vehicles, ample off road parking, double garage and summer house. To the rear there is a courtyard.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	56	
(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.

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 6  3  2  D

- Tenure Freehold
 - Off Road Parking For Multiple Vehicles
 - Period Detached Property
 - Sought After Area
- Council Tax Band G
 - Six Double Sized bedrooms
 - Stylish Interiors
- EPC Rating G
 - Abundance Of Indoor And Outdoor Space
 - Easy Access To Major Network Links

Ground Floor

Entrance

Hard wood single glazed door to vestibule.

Vestibule

5'7 x 4'2 (1.70m x 1.27m)

Coving, feature plaster elevation, tiled floor and hard wood single glazed frosted double doors to hall.

Hall

26'4 x 10'11 (8.03m x 3.33m)

Central heating radiator, coving, picture rail, Karndeian flooring, hard wood doors to two reception rooms, kitchen/dining area. WC and stairs to first floor.

WC

10'2 x 7'10 (3.10m x 2.39m)

Composite double glazed sash window, cast iron central heating radiator, ceiling rose, vanity top wash basin with water fall mixer tap, high flush WC and wood effect laminate flooring.

Reception Room One

27'2 x 15'5 (8.28m x 4.70m)

Two hard wood double glazed sash windows, UPVC double glazed bow windows, central heating radiator, cornice coving, open coal gas fire with marble hearth and surround, television point and hard wood floor.

Reception Room Two

19' x 14'5 (5.79m x 4.39m)

UPVC double glazed bow window, central heating radiator, coving, picture rail, open coal gas fire with cast iron surround, tiled hearth and oak mantle, television point.

Kitchen/Dining Area

20'11 x 14'1 (6.38m x 4.29m)

Three hard wood double glazed sash windows, central heating radiator, range of panel wall and base units, hard wood surface, tiled splash back, ceramic Belfast sink with mixer tap, double range cooker with five ring gas hob and extractor hood, integrated electric oven and microwave, space for fridge freezer and dishwasher, coving, picture rail, wood effect lino flooring and door to utility room.

Utility Room

10'6 x 10' (3.20m x 3.05m)

Range of panel wall and base units, wood surface, space for fridge freezer, plumbed for washing machine, wood effect lino flooring, door to stairs to cellar and composite double glazed frosted door to rear.

First Floor

Landing

31'2 x 7'4 (9.50m x 2.24m)

Skylight, central heating radiator, coving, picture rail, doors to four bedrooms and further landing.

Bedroom Two

17'11 x 14' (5.46m x 4.27m)

Three UPVC double glazed windows, central heating radiator, cornice coving, picture rail, original fire place, four feature wall lights and pendant lighting.

Bedroom Three

15'9 x 15'6 (4.80m x 4.72m)

Hard wood double glazed box window, hard wood double glazed window, original fire place, coving, picture rail and fitted wardrobe.

Bedroom Four

18'10 x 14'5 (5.74m x 4.39m)

UPVC double glazed bow window, central heating radiator, coving, four ceiling roses, television point, original fire place and fitted wardrobe.

Bathroom

14'4 x 7'6 (4.37m x 2.29m)

UPVC double glazed frosted sash window, central heating towel rail, central heating radiator with towel rail, freestanding bath with mixer tap and rinse head, dual flush WC, wash basin with waterfall mixer tap, enclosed double direct feed rainfall steam Bluetooth shower, coving, ceiling rose and wood effect laminate flooring.

Further Landing

11'7 x 6'2 (3.53m x 1.88m)

UPVC double glazed window, coving, picture rail, fitted storage, door to bedroom one and stairs to second floor.

Bedroom One

15'1 x 13'3 (4.60m x 4.04m)

UPVC double glazed bow window, central heating radiator, picture rail, fitted wardrobe, doors to en suite and walk in wardrobe.

En Suite

8'9 x 5'4 (2.67m x 1.63m)

Central heating towel rail, three piece suite, dual flush WC, pedestal wash basin with mixer tap, double direct feed rainfall shower with rinse head, tiled elevation, extractor fan and lino flooring.

Walk In Wardrobe

6' x 5'4 (1.83m x 1.63m)

Second Floor

Landing

10'4 x 6'11 (3.15m x 2.11m)

Skylight, integrated storage, doors to two bedrooms and bathroom.

Bedroom Five

15'1 x 14'7 (4.60m x 4.45m)

UPVC double glazed window, skylight, central heating radiator and eave storage.

Bedroom Six

14'7 x 10'2 (4.45m x 3.10m)

UPVC double glazed window, central heating radiator and fitted wardrobe.



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