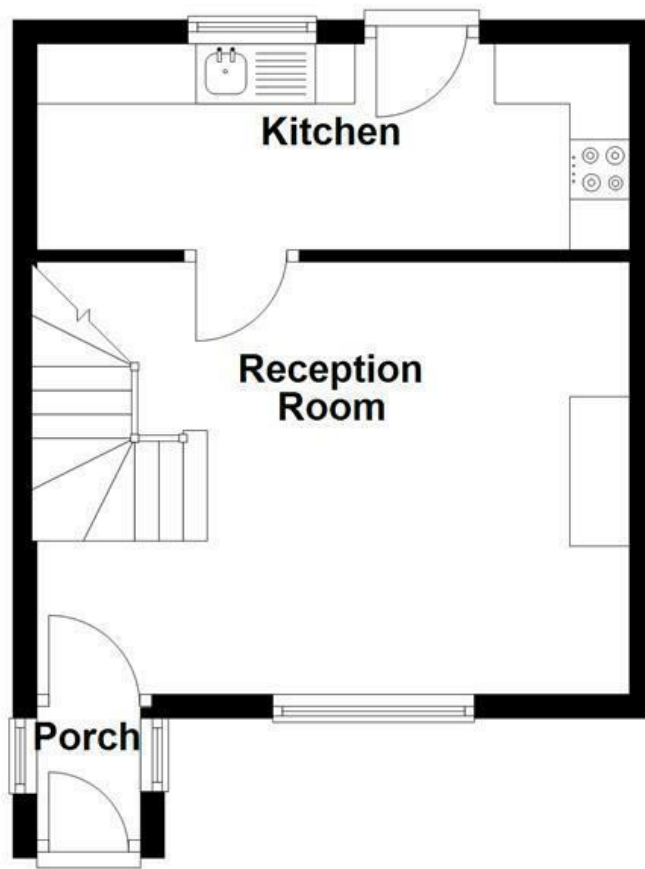
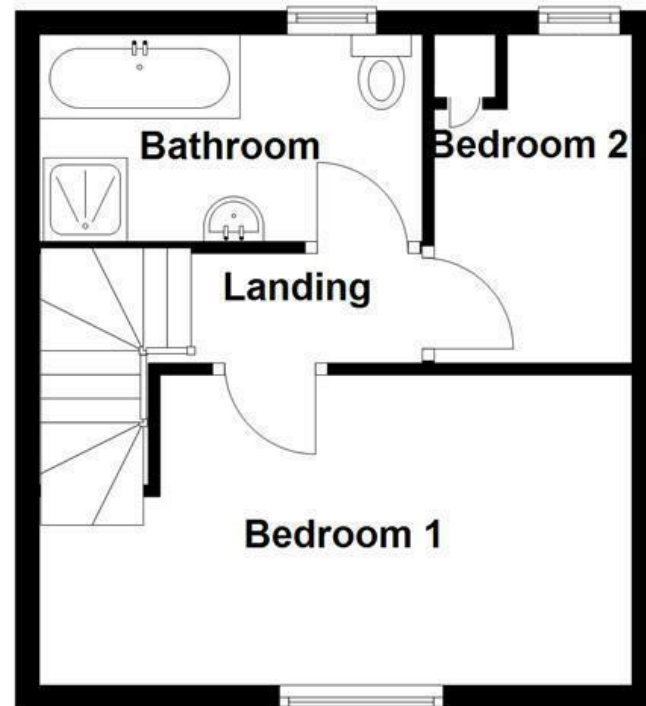


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.

Moor View, Rossendale, BB4 7EQ

Offers Over £150,000

A CHARMING TWO BEDROOM COTTAGE

Nestled in the picturesque Moor View area of Rossendale, this delightful two bedroom cottage offers a perfect blend of traditional charm and modern convenience. With a generous rear garden that provides a serene outdoor space, this property is ideal for those who appreciate nature and tranquillity.

Upon entering, you will find a good sized living room that invites relaxation and comfort, making it an excellent space for entertaining or unwinding after a long day. The bathroom is also spacious, ensuring practicality for everyday living. Finished in neutral tones, the interior exudes a warm and welcoming atmosphere, allowing you to move straight in without the need for immediate renovations.

This cottage is particularly suited for first time buyers or couples looking to downsize, offering a cosy yet functional living space. Despite its seemingly rural setting, the property is conveniently located near local amenities and commuter routes, making it easy to access everything you need.

In summary, this charming cottage in Moor View is a wonderful opportunity for those seeking a peaceful retreat with the benefits of modern living. Don't miss the chance to make this lovely property your new home.

Moor View, Rossendale, BB4 7EQ

Offers Over £150,000

 **2**  **1**  **1**  **D**

- Tenure Freehold
 - On Street Parking
 - Envable Views
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Viewing Essential
 - Ample Rear Garden Space
- EPC Rating D
 - Sought After Area
 - Ideal First Time Buy Or Couples Wishing To Downsize

Ground Floor

Entrance

Composite double glazed frosted door to porch.

Porch

3'6 x 2'10 (1.07m x 0.86m)

Two UPVC double glazed windows, central heating radiator and wood flooring.

Reception Room

16'4 x 11'11 (4.98m x 3.63m)

UPVC double glazed window, central heating radiator, living flame gas fire with cast iron surround, coving, ceiling rose, wood laminate flooring, television point, stairs to first floor and door to kitchen.

Kitchen

16'4 x 5'8 (4.98m x 1.73m)

UPVC double glazed window, central heating towel rail, high gloss wall and base units, laminate work tops, space for a freestanding oven, stainless steel splash back, extractor hood, stainless steel sink and drainer with mixer tap, plumbed for washing machine, dryer, integrated fridge freezer, spotlights, tiled floor and composite double glazed door to rear.

First Floor

Landing

Loft access, smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

16'4 x 8'8 (4.98m x 2.64m)

UPVC double glazed window, central heating radiator, coving and ceiling rose.

Bedroom Two

9' x 5'4 (2.74m x 1.63m)

UPVC double glazed window, central heating radiator and enclosed boiler.

Bathroom

10'8 x 5'10 (3.25m x 1.78m)

UPVC double glazed frosted window, central heating towel rail, low flush WC, vanity top wash basin with mixer tap, Jacuzzi double bath with mixer tap, direct feed shower enclosure, part tiled elevation and tiled effect flooring.

External

Rear

Tiered paved garden with artificial grass, timber shed and rural views.

Front

Gravel chip bedding area and steps leading to the front entrance door.



Tel: 01706215618

www.keenans-estateagents.co.uk