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## Albert Terrace, Cloughfold, BB4 7PY

### Offers Over £180,000

#### A DECEPTIVELY SPACIOUS HOME

Nestled in the picturesque area of Cloughfold, Rossendale, this charming two-bedroom house, formerly a mill cottage, situated on Albert Terrace offers a delightful blend of space and comfort. Upon entering, you will be greeted by a deceptively spacious layout that is both inviting and functional. The heart of the home is a gorgeous kitchen, complete with a stylish island that seamlessly opens into the living area, creating an ideal space for entertaining or family gatherings.

The property boasts two well-proportioned bedrooms, providing ample space for rest and relaxation. Additionally, there is a spacious attic room that is currently utilised as a sitting room and home office, but it holds the potential to serve as a third bedroom, catering to your evolving needs.

Outside, a side garden presents a wonderful opportunity for young children to play or for you to enjoy the fresh air while taking in the views from your kitchen. The garden space is perfect for those who appreciate outdoor living. There is also off road parking available to the front of the property.

Conveniently located, this home offers easy access to local amenities and commuter routes, making it an ideal choice for a professional couple or a small family seeking a blend of tranquillity and accessibility. This property is not just a house; it is a place where you can create lasting memories. Do not miss the chance to make this charming residence your own.

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# Albert Terrace, Cloughfold, BB4 7PY

## Offers Over £180,000

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- Beautifully Presented End Terrace Property
  - Versatile Loft Space
  - Off Road Parking
  - EPC Rating C
- Two Bedrooms
  - Open Plan Living
  - Tenure Freehold
- Three Piece Bathroom Suite
  - Immaculate Garden to Side
  - Council Tax Band A

### Ground Floor

#### Entrance Hall

6'6 x 5'7 (1.98m x 1.70m )

UPVC double glazed frosted front door, smoke detector, wood effect flooring with underfloor heating, pocket door to open plan kitchen/living area and stairs to first floor.

#### Open Plan Kitchen/Living Area

19'9 x 16'2 (6.02m x 4.93m )

Two UPVC double glazed windows, range of panelled wall and base units with hardwood work surfaces, central island with breakfast bar, space for range cooker, integrated extractor hood, tiled splashback, ceramic sink and drainer with mixer tap, plumbing for dishwasher, integrated wine fridge, space for fridge freezer, plumbing for washing machine, spotlights, wood effect flooring with underfloor heating and UPVC double glazed French doors to rear.

### First Floor

#### Landing

Central heating radiator, doors leading to two bedrooms, bathroom, linen closet with boiler and door to stairs to second floor.

#### Bedroom One

10'8 x 10'0 (3.25m x 3.05m)

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

#### Bedroom Two

8'11 x 8'0 (2.72m x 2.44m)

UPVC double glazed window and central heating radiator.

#### Bathroom

7'10 x 5'4 (2.39m x 1.63m )

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, panel bath with traditional taps and overhead electric feed shower, spotlights and wood effect flooring.

### Second Floor

#### Attic Room

19'9 x 12'10 (6.02m x 3.91m)

UPVC double glazed dormer window, three Velux windows, central heating radiator, three feature wall lights, exposed stone chimney breast and solid wood flooring.

### External

#### Side

Enclosed garden with laid to lawn, paved patio, bedding areas and external hot/cold water tap.

#### Front

Off road parking.



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