



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	74	
(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.

Holmeswood Park, Rossendale, BB4 6JA

£450,000

AN OUTSTANDING FAMILY HOME

Offering panoramic countryside views and having been presented and maintained to the highest standard throughout, this exceptional four bedroom detached property is being proudly welcomed to the market in the desirable location of Rawtenstall on a sought after estate. With an abundance of indoor and outdoor space, detached double garage and two bathrooms, this property is the perfect family home ready to move straight into with no chain delay! With three living areas, ample off road parking and neutral decoration, this property is truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bury, Manchester, Burnley and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, study, kitchen diner, WC and houses a staircase to the first floor. The reception room guides you through to dining room which then leads you on to the kitchen. The first floor comprises of doors on to four generously sized bedrooms, all with fitted wardrobe space, and a 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, bedding, mature shrubs, pergola and storage shed. To the front there is a laid to lawn garden with paving, bedding, mature shrubs, double driveway and access on to the detached double garage.

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

Holmeswood Park, Rossendale, BB4 6JA

£450,000

**4****2****3****C**

- Tenure Freehold
 - Off Road Parking With Access To A Detached Garage
 - No Chain Delay
 - Easy Access To Major Network Links
- `Council Tax Band E
 - Enviaible Panoramic Views
 - Ready To Move Into
- EPC Rating C
 - Viewing Essential
 - Abundance Of Indoor And Outdoor Space

Ground Floor

Entrance

UPVC double glazed frosted door to porch.

Porch

6'2 x 3' (1.88m x 0.91m)

Velux window, central heating radiator, stone flag floor and single glazed door to hall.

Hall

10'6 x 5'1 (3.20m x 1.55m)

Central heating radiator, coving, doors to reception room, study, kitchen/dining area and WC, stairs to first floor.

WC

6' x 2'10 (1.83m x 0.86m)

UPVC double glazed frosted window, central heating radiator, two piece suite, dual flush WC, wall mounted wash basin with mixer tap, tiled elevation and hard wood floor.

Study

9'5 x 6'7 (2.87m x 2.01m)

UPVC double glazed box window and central heating radiator.

Reception Room

15' x 14'8 (4.57m x 4.47m)

Central heating radiator, coving, two feature wall lights, gas fire with limestone hearth and surround, television point, double doors to dining room and UPVC double glazed French doors to rear.

Dining Room

13'9 x 8'8 (4.19m x 2.64m)

Two UPVC double glazed windows, central heating radiator, coving and door to kitchen/dining area.

Kitchen

18'2 x 10'4 (5.54m x 3.15m)

Two UPVC double glazed windows, central heating radiator, range of cream wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, three door range with six ring gas hob and extractor hood, space for fridge freezer, plumbed for washing machine and dishwasher, integrated boiler, spotlights, tiled effect vinyl flooring and UPVC double glazed stable door to rear.

First Floor

Landing

9'10 x 2'11 (3.00m x 0.89m)

Smoke alarm, loft access, spotlights, storage cupboard, doors to four bedrooms and bathroom.

Bedroom One

14'11 x 13' (4.55m x 3.96m)

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

En Suite

6'7 x 6' (2.01m x 1.83m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, dual flush WC,, pedestal wash basin with mixer tap, double direct feed shower enclosure, tiled elevation, spotlights, extractor fan and wood effect lino flooring.

Bedroom Two

11'4 x 10'5 (3.45m x 3.18m)

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

Bedroom Three

11'7 x 8'11 (3.53m x 2.72m)

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

Bedroom Four

8'11 x 6'11 (2.72m x 2.11m)

UPVC double glazed window, central heating radiator and storage cupboard.

Bathroom

7'7 x 5'7 (2.31m x 1.70m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, dual flush WC, pedestal wash basin with mixer tap, P shaped panel bath with direct feed shower and mixer tap, tiled elevation, spotlights, extractor fan and wood effect lino flooring.

External

Rear

Laid to lawn garden with paving, bedding areas, mature shrubs, pergola, storage shed and access to garage.

Double Garage

17'5 x 17'3 (5.31m x 5.26m)

Power and lighting, electric up and over garage door.

Front

Laid to lawn garden with paving, bedding areas, mature shrubs, off road parking and access to garage.



Tel: 01706215618

www.keenans-estateagents.co.uk