



New Barn Close, Rossendale, BB4 4LN

£350,000

THE PERFECT DETACHED PROPERTY

Offering an abundance of indoor and outdoor space, neutral decoration and bursting with potential, this enviable four bedroom detached property is being proudly welcomed to the market in the desirable location of Helmshore on a popular estate. Benefitting from no chain delay, fantastic ground floor extension and four generously sized bedrooms, this outstanding property is the perfect home for any potential buyer to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bury, Manchester, Rawtenstall and major motorway links. With integral garage, stunning gardens and open plan living space, this enviable property is truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and WC. The reception room guides you through to a second reception room, fitted kitchen and door to a staircase to the first floor. The kitchen leads through to an integral garage. The first floor comprises of doors on to four generously sized bedrooms and a family bathroom. Externally there is a generously sized garden to the rear with laid to lawn, paving, bedding, mature shrubs, greenhouse and pond. To the front there is a laid to lawn garden with paving and bedding areas, off road parking and access to the garage.

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		
(81-91) B		
(69-80) C		
(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.

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- Impressive Detached Property
 - Abundance of Living Space
 - Off Road Parking and Integral Garage
 - EPC Rating TBC
- Four Bedrooms
 - Bursting with Potential
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Spacious Gardens to Front and Rear
 - Council Tax Band D

Ground Floor

Entrance Porch

3'10 x 2'3 (1.17m x 0.69m)
UPVC double glazed frosted leaded front door, central heating radiator, feature wall light, inset shelving, tiled flooring, doors leading to reception room one and WC.

WC

6'7 x 2'5 (2.01m x 0.74m)
UPVC double glazed frosted window, central heating radiator, low basin WC and tiled flooring.

Reception Room One

23'9 x 13'6 (7.24m x 4.11m)
UPVC double glazed leaded window, two central heating radiators, smoke detector, dado rail, gas fire with exposed stone hearth and surround, television point, door to kitchen/dining area, door to stairs to first floor and aluminium double glazed sliding doors to reception room two.

Reception Room Two

16'2 x 11'5 (4.93m x 3.48m)
UPVC double glazed window, coving, electric fire, television point and UPVC double glazed sliding door to rear.

Kitchen/Dining Area

16'5 x 10'0 (5.00m x 3.05m)
Central heating radiator, range of laminated wall and base units with granite effect work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, space for electric oven, space for American-style fridge freezer, plumbing for washing machine, integrated shelving, tiled flooring, door to garage and UPVC double glazed door to rear.

Garage

16'7 x 8'2 (5.05m x 2.49m)
UPVC double glazed frosted window, Ideal boiler, power, lighting and electric roller shutter door.

First Floor

Landing

8'2 x 5'11 (2.49m x 1.80m)
UPVC double glazed frosted window, loft access, doors leading to four bedrooms and family bathroom.

Bedroom One

13'2 x 10'3 (4.01m x 3.12m)
UPVC double glazed leaded window, central heating radiator, television point and fitted wardrobe.

Bedroom Two

10'3 x 10'4 (3.12m x 3.15m)
UPVC double glazed window and central heating radiator.

Bedroom Three

10'1 x 8'0 (3.07m x 2.44m)
Two UPVC double glazed leaded windows and central heating radiator.

Bedroom Four

9'8 x 5'9 (2.95m x 1.75m)
UPVC double glazed leaded window and central heating radiator.

Bathroom

6'2 x 5'4 (1.88m x 1.63m)
UPVC double glazed frosted window, central heating radiator, corner panel bath with mixer tap, overhead direct feed shower and rinse head, dual flush WC, pedestal wash basin with traditional taps, tiled elevations and lino flooring.

External

Rear

Enclosed tiered garden with laid to lawn, paving, bedding areas, pond, greenhouse and mature shrubbery.

Front

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



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