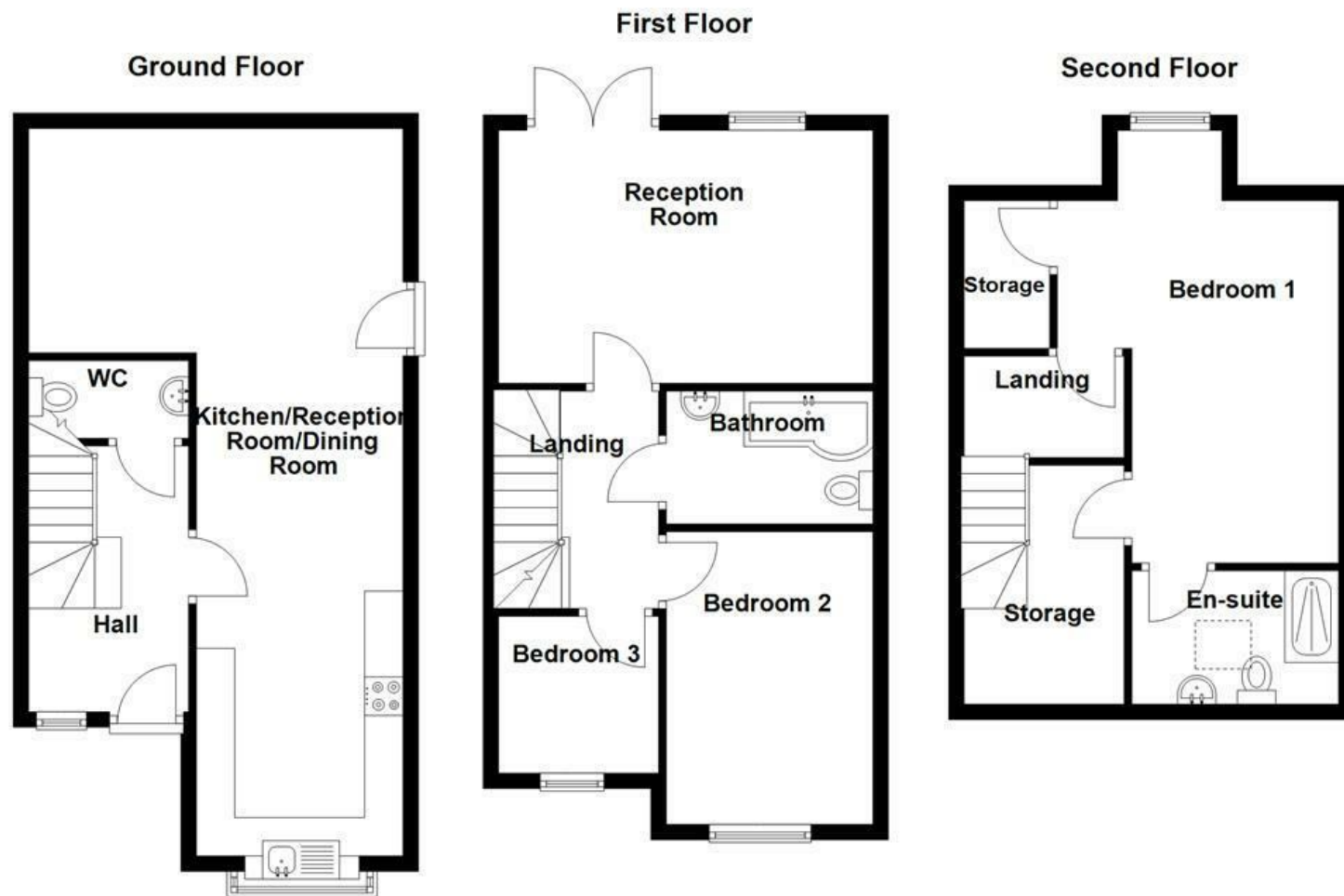




Bilberry Place, Rossendale, BB4 7UL

Offers Over £320,000

AN ENVIABLE SEMI DETACHED FAMILY HOME

Having been presented and maintained to the highest standard throughout with enviable open plan kitchen, neutral decoration and modern fixtures and fittings, this exceptional three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Rawtenstall on a quiet cul de sac. With off road parking, two living areas, two bathrooms and stylish interiors, this outstanding property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Bury, Burnley and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious, open plan kitchen/living/dining room, WC and houses a staircase to the first floor. The open plan kitchen/living area boasts modern wall and base units, integrated appliances and leads out to the side. The first floor comprises of doors on to a spacious reception room, two bedrooms, bathroom and staircase to the second floor. The second floor guides you through to a main bedroom which benefits from an en suite shower room. Externally there is an enclosed garden with paving, bedding and decking areas. To the front there is a laid to lawn garden with off road parking.

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		94
(81-91) B	83	
(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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 3  2  2  B

- Tenure Leasehold
 - Off Road Parking
 - Abundance Of Space
 - Close Proximity To Local Amenities
- Council Tax Band C
 - Viewing Essential
 - Sought After Area
- EPC Rating B
 - Open Plan Living
 - Easy Access To Major Network Links

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hall

11'11 x 6'10 (3.38m x 2.08m)

UPVC double glazed frosted window, central heating radiator, smoke alarm, under stairs storage, tiled effect lino, doors to WC and kitchen/dining room/reception room and stairs to first floor.

WC

5'11 x 3'4 (1.80m x 1.02m)

Central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, extractor fan and tiled effect lino.

Reception Room/Kitchen/Dining Room

31'1 x 16'1 (9.47m x 4.90m)

UPVC double glazed window, two central heating radiators, spotlights, smoke alarm, range of matte wall and base units, wood effect surface, stainless steel sink and drainer with mixer tap, integrated electric double oven with four ring gas hob and extractor hood, integrated fridge freezer and dishwasher, plumbed for washing machine, television point, wood effect laminate flooring and UPVC double glazed frosted door to side.

First Floor

Landing

9'8 x 6'11 (2.95m x 2.11m)

Smoke alarm, doors to reception room, bedroom two, bedroom three, bathroom and stairs to second floor.

Reception Room

16'1 x 10'8 (4.90m x 3.25m)

UPVC double glazed window, central heating radiator, two feature wall lights, television point and wood effect laminate floor.

Bedroom Two

12'6 x 8'8 (3.81m x 2.64m)

UPVC double glazed window and central heating radiator.

Bedroom Three

6'11 x 6'8 (2.11m x 2.03m)

UPVC double glazed window and central heating radiator.

Bathroom

8'8 x 5'8 (2.64m x 1.73m)

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

Second Floor

Landing

6'10 x 2'11 (2.08m x 0.89m)

Loft access, smoke alarm and door to bedroom one.

Bedroom One

15'4 x 12'8 (4.67m x 3.86m)

UPVC double glazed window, central heating radiator, two storage cupboards, television point and door to en suite.

En Suite

8'11 x 5'10 (2.72m x 1.78m)

Velux window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, enclosed electric feed shower, panel elevation, spotlights, extractor fan and wood effect lino.

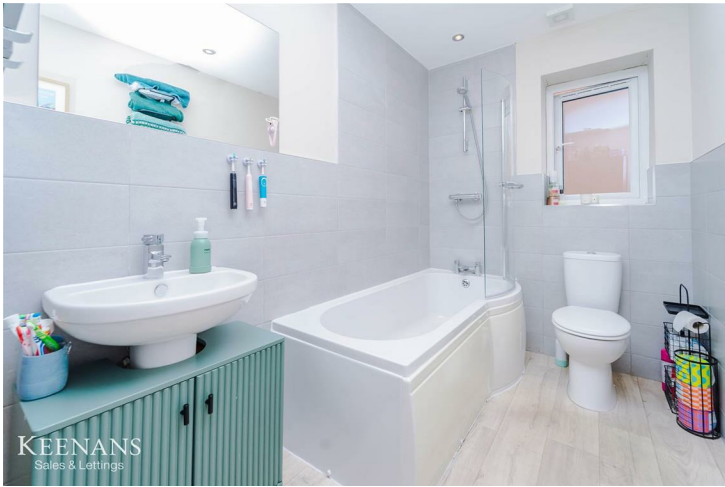
External

Rear

Laid to lawn garden with paving and decking.

Front

Laid to lawn garden with off road parking and paving.



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