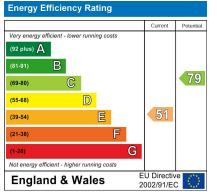
# KEENANS Sales & Lettings





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## Hameldon Road, BB4 8RL Offers In The Region Of £330,000

AN EXCEPTIONAL FAMILY HOME

Nestled on the charming Hameldon Road in Loveclough, Rossendale, this impressive semi-detached house is a true gem. Having been thoughtfully extended and meticulously presented, the property boasts a high standard of finish that is sure to impress.

As you step inside, you will be greeted by an abundance of indoor space, perfect for family living. The layout is designed to accommodate modern lifestyles, ensuring comfort and convenience at every turn. The property also features ample outdoor space, ideal for children to play or for hosting gatherings with friends and family. With off-road parking available for multiple vehicles, you will never have to worry about finding a

One of the standout features of this home is the air conditioning system, which provides both heating and cooling, ensuring a comfortable environment throughout the year which is extremely efficient with low cost. The impressive loft conversion adds significant value, creating an enviable fourth bedroom that can serve as a guest room, home office, or playroom.

This property is not only spacious and well-equipped but also enjoys a sense of privacy, as it is not overlooked by neighbouring homes. It truly represents the perfect family home, offering everything you could desire in a residence.

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- Semi Detached Property
- Off Road Parking For Multiple Vehicles
- EPC Rating: E
- Contemporary Fitted Kitchen

#### **Ground Floor**

### Hall

6'7 x 5'11 (2.01m x 1.80m)

UPVC double glazed frosted entrance door, UPVC double glazed frosted window, central heating radiator, smoke alarm, wood effect

### **Reception Room One**

16'4 x 13'4 (4.98m x 4.06m)

UPVC double glazed window, central heating radiator, wall mounted electric fire, TV point, wood effect laminate flooring and open access

#### Kitchen

16'10 x 8'1 (5.13m x 2.46m)

UPVC double glazed window, mixed panel wall and base units, granite effect worktops, tiled splash back, one and half bowl stainless steel sink with draining board and mixer tap, electric double cooker with five burner gas hob, integrated extractor hood, space for American style fridge freezer, plumbing for washing machine, space for dryer, integrated Ideal boiler, part tile effect lino flooring, part wood effect laminate flooring, under stairs pantry and open access to reception room two and conservatory.

#### Conservatory

11'9 x 8'1 (3.58m x 2.46m)

UPVC double glazed windows, Fujitsu hot and cold air conditioning, polycarbonate roof, wood effect laminate floor and UPVC double glazed French doors to rear.

#### **Reception Room Two**

14'10 x 7'8 (4.52m x 2.34m)

Two UVPC double glazed windows, Samsung hot and cold air conditioning and TV point.

#### **First Floor**

#### Landing

16'10 x 7'8 (5.13m x 2.34m)

Smoke alarm, storage cupboard and doors to three bedrooms, shower room and further landing.

#### **Bedroom One**

13'5 x 9'9 (4.09m x 2.97m)

UPVC double glazed window, central heating radiator and Mitsubishi

#### **Bedroom Two**

14'10 x 7'8 (4.52m x 2.34m)

Two UPVC double glazed windows, central heating radiator, Fujitsu hot and cold air conditioning and loft access.

#### **Bedroom Three**

9'7 x 8'2 (2.92m x 2.49m)

UPVC double glazed window and central heating radiator.

- Four Bedrooms
- Three Piece Modern Shower Room
- Tenure: Leasehold

- Two Reception Rooms
- Enclosed Rear Garden
- Council Tax Band: C

#### **Shower Room**

6'8 x 5'6 (2.03m x 1.68m)

UPVC double glazed frosted window, low flush WC, pedestal wash basin with mixer tap, direct feed rainfall shower and rinse head in corner enclosure, PVC panel ceiling, part PVC panel elevation, part tiled elevation and wood effect lino flooring.

#### **Further Landing**

10' x 6'7 (3.05m x 2.01m)

UPVC double glazed window, central heating radiator, under stairs storage and stairs to second floor.

#### **Second Floor**

#### **Bedroom Four**

16'10 x 15' (5.13m x 4.57m)

Velux window, Highcool hot and cold air conditioning, spotlights,

#### External

#### Front

Tarmac drive for multiple vehicles.

Laid to lawn garden, paving, decking, stone chips, bedding areas and mature shrubs.















