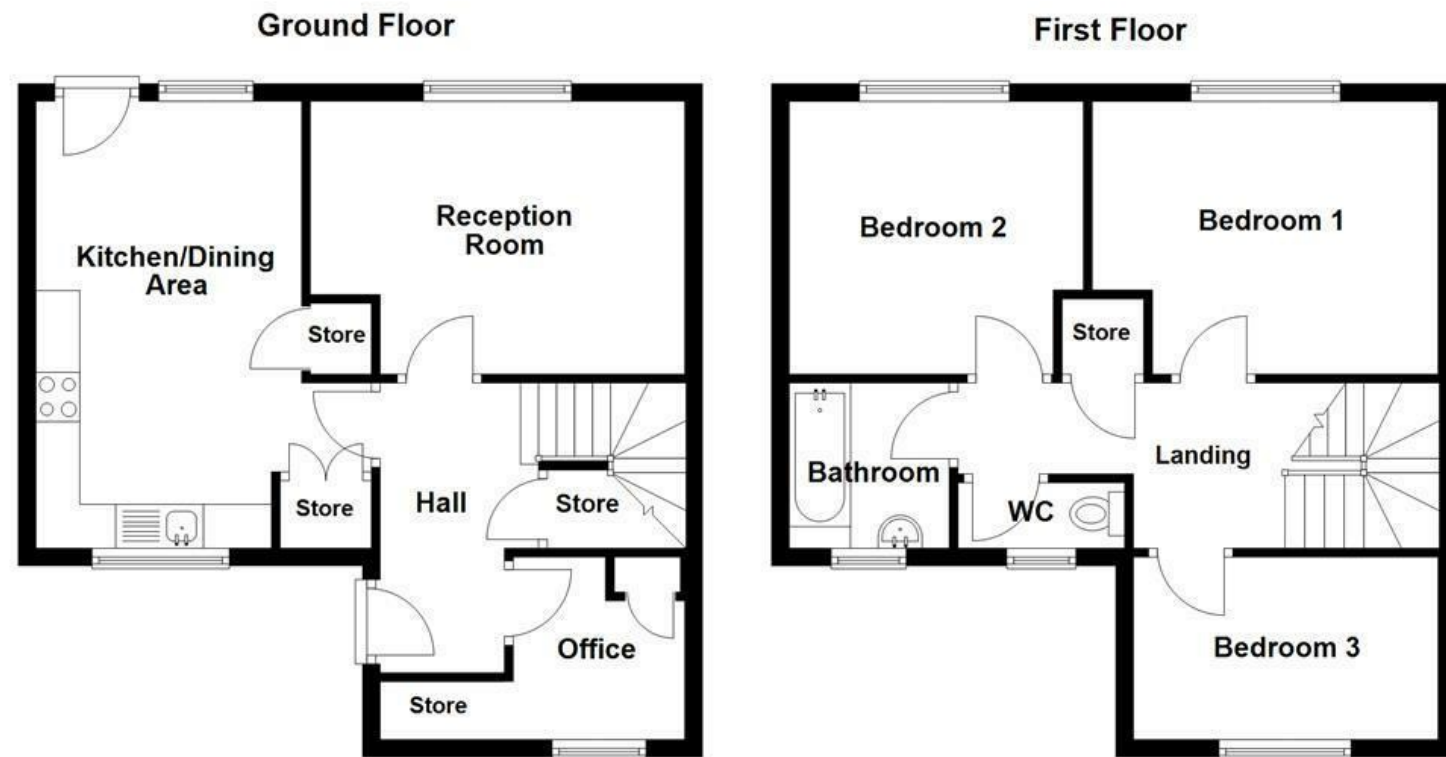




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Gambleside Close, Loveclough, BB4 8PU

Offers Over £189,950

SPACIOUS AND NEUTRALLY FINISHED THREE BEDROOM HOME

Nestled in the charming area of Gambleside Close, Loveclough, Rossendale, this immaculate semi-detached house presents an excellent opportunity for both families and investors alike. The property boasts three generously sized bedrooms, providing ample space for a growing family or potential tenants. The heart of the home is the newly fitted kitchen, which seamlessly flows into an open plan dining area, perfect for entertaining guests or enjoying family meals.

The property is neutrally finished throughout, allowing for a variety of personal touches to be added, making it feel like home from the moment you step inside. The well-proportioned reception room offers a comfortable space for relaxation, while the private garden to the rear provides a tranquil outdoor retreat, ideal for children to play or for hosting summer barbecues.

Situated in a convenient location, this home offers excellent access to Burnley and surrounding areas, making it an ideal choice for those who commute or seek local amenities. With its immaculate presentation and thoughtful layout, this property is not only a wonderful family home but also a lucrative rental opportunity for discerning investors. Do not miss the chance to view this delightful residence, which truly embodies modern living in a desirable location.

Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Gambleside Close, Loveclough, BB4 8PU

Offers Over £189,950

**3****1****1****C**

- Exceptional Semi Detached Property
 - Modern Fitted Dining Kitchen
 - On Street Parking
 - EPC Rating C
- Three Bedrooms
 - Immaculate Presentation Throughout
 - Tenure Freehold
- Two Piece Bathroom Suite and Separate WC
 - Enclosed Garden to Rear
 - Council Tax Band A

Ground Floor

Entrance Hall

UPVC double glazed frosted front door, doors leading to office, kitchen/dining area, reception room, under stairs storage and stairs to first floor.

Office

6'10 x 6'5 (2.08m x 1.96m)

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

Reception Room

14'0 x 10'1 (4.27m x 3.07m)

UPVC double glazed window and central heating radiator.

Kitchen/Dining Area

16'5 x 9'7 (5.00m x 2.92m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with laminate work surfaces, integrated oven with four ring electric hob and extractor hood, stainless steel splashback, stainless steel sink and drainer with mixer tap, plumbing for washing machine, enclosed Baxi combi boiler, fitted storage, space for fridge freezer, spotlights, tiled effect flooring and UPVC double glazed door to rear.

First Floor

Landing

Smoke detector, central heating radiator, doors leading to three bedrooms, bathroom and separate WC.

Bedroom One

12'10 x 10'2 (3.91m x 3.10m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'0 x 9'10 (3.35m x 3.00m)

Two UPVC double glazed windows and central heating radiator.

Bedroom Three

10'0 x 6'10 (3.05m x 2.08m)

UPVC double glazed window and central heating radiator.

Bathroom

6'3 x 6'0 (1.91m x 1.83m)

UPVC double glazed frosted window, central heated towel rail, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead electric feed shower, loft access, partially tiled elevations and tiled effect flooring.

WC

6'3 x 2'5 (1.91m x 0.74m)

UPVC double glazed frosted window, dual flush WC and tiled effect flooring.

External

Rear

Enclosed garden with laid to lawn, slate chippings, wood bark chippings and paving.

Front

Gravel chippings, path to rear and paving.



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