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## Holcombe Road, Rossendale, BB4 4NF

### Offers Over £175,000

HOME PERFECT FOR A FAMILY/PROFESSIONAL COUPLE IN ROSSENDALE

Nestled on Holcombe Road in the charming area of Rossendale, this delightful house presents an excellent opportunity for a small family or a professional couple seeking a comfortable and convenient home. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings in.

The house features a practical bathroom, ensuring all essential amenities are readily available. An added bonus is the attic room, which offers versatile usage options, whether as a home office, playroom, or additional storage space.

The low maintenance exteriors of the property allow for a hassle-free lifestyle, giving you more time to enjoy the surrounding area. With convenient access to both Haslingden and Rawtenstall, you will find a variety of local shops, restaurants, and recreational facilities just a short distance away.

This property is not only a lovely home but also a gateway to the vibrant community and beautiful landscapes that Rossendale has to offer. Don't miss the chance to make this charming house your new home.

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# Holcombe Road, Rossendale, BB4 4NF

## Offers Over £175,000

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- Tenure Freehold
  - On Street Parking
  - Ideal Home For Small Family Or Couple
  - Close Proximity To Local Amenities
- Council Tax Band B
  - Viewing Essential
  - Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating E
  - Abundance Of Indoor Space
  - Easy Access To Major Commuter Routes

### Ground Floor

Enclosed paved courtyard with bedding areas.

#### Entrance

UPVC double glazed frosted door to reception room.

#### Reception Room

12' x 11'8 (3.66m x 3.56m)

UPVC double glazed window, central heating radiator, exposed beams, integrated storage, meter cupboard, cast iron log burning stove, wood laminate flooring and door to inner hall.

#### Inner Hall

2'9 x 2'3 (0.84m x 0.69m)

Exposed beam and stairs to first floor.

#### Kitchen/Dining Area

14'10 x 11'10 (4.52m x 3.61m)

UPVC double glazed leaded window, central heating radiator, exposed beams, range of wall and base units, laminate work top, ceramic one and a half sink and drainer with mixer tap, space for freestanding oven, tiled splash back, extractor hood, plumbed for washing machine, space for dryer, space for fridge freezer, access to boiler, space for dishwasher, exposed beams, doors to storage and UPVC double glazed stable door, tiled floor.

### First Floor

#### Landing

11'9 x 5'9 (3.58m x 1.75m)

Central heating radiator, exposed beams, smoke alarm, doors to two bedrooms, bathroom and stairs to second floor.

#### Bedroom One

12'1 x 11'10 (3.68m x 3.61m)

UPVC double glazed window, central heating radiator, exposed beams and integrated wardrobe.

#### Bedroom Two

11'9 x 7'6 (3.58m x 2.29m)

UPVC double glazed leaded window, central heating radiator, exposed beams and integrated wardrobe.

#### Bathroom

11'9 x 3'11 (3.58m x 1.19m)

UPVC double glazed frosted leaded window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, overhead direct feed shower, spotlights, extractor fan, exposed beams, tiled elevation and lino flooring.

### Second Floor

#### Loft Room

13'2 x 11'11 (4.01m x 3.63m)

Velux window, central heating radiator, exposed beams, smoke alarm and integrated storage.

#### External

#### Front



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