



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	70
(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.

## The Powermill, Holcombe Road, Rossendale, BB4 4AZ

### £375,000

A BEAUTIFUL AND STYLISH THREE BEDROOM DUPLEX APARTMENT IN A SOUGHT AFTER AREA

Keenans are delighted to present to the market this beautiful three bedroom duplex apartment nestled in the charming village of Helmshore. This delightful property has so much to offer, having three generously sized bedrooms, main bedroom with en suite bathroom, beautiful high ceilings and ample living space. The property has stunning original features combined with modern fixtures and fittings creating a sleek and stylish ambience that is both inviting and contemporary. The open plan kitchen is a focal point of the home, providing a fantastic space for entertaining. This property would be perfectly suited to a family or couple looking for a unique and beautiful home to move straight into! Situated only a five minute drive to the nearest shops and amenities, as well as having country pubs and walks on your doorstep. It is a fantastic home not to be missed!

The property comprises briefly; entrance into the open plan kitchen/dining area that has doors to the utility, reception room, inner hall and staircase to the first floor. The utility room has a door leading to the communal hallway. The inner hall has doors to the downstairs WC and storage cupboard. The first floor landing has a Juliet balcony and houses doors on to three generously sized bedrooms, WC and storage cupboard. The main bedroom benefits from a five piece en suite bathroom and the third bedroom also benefits from an en suite shower room. Externally to the side of the property is two allocated parking spaces.

For further information, or to arrange a viewing, please contact our Rossendale team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

# The Powermill, Holcombe Road, Rossendale, BB4 4AZ

£375,000



- Tenure Leasehold
- Two Allocated Parking Spaces
- Ideal Home For A Couple Or Small Family
- Close Proximity To Local Amenities
- Council Tax Band E
- Spacious Three Bedroom Duplex Apartment
- Stunning Original Features
- EPC Rating C
- Open Plan Kitchen/Dining Area
- Easy Access To Major Commuter Routes

## Ground Floor

### Entrance

Hard wood door to open plan kitchen/dining area.

### Kitchen/Dining Area

25' x 20'9" (7.62m x 6.32m)  
UPVC double glazed window, gloss wall and base units, marble work tops, Neff double oven and microwave in a high rise unit, inset stainless steel one and a half sink and draining ridges with spring neck mixer tap, four ring induction hob, tiled splash back, extractor hood, dish washer, fridge freezer, larder units, wine cooler, pan drawers, breakfast bar, spotlights, tiled flooring with under floor heating, stairs to first floor, doors to utility, reception room and inner hall.

### Utility

6'6" x 4'5" (1.98m x 1.35m)  
Gloss wall and base units, laminate work tops, plumbed for washing machine, space for dryer, boiler, spotlights, wood effect tiled flooring with under floor heating and door to shred hallway.

### Storage Room

10'3" x 8'5" (3.12m x 2.57m)  
Storage space.

### Inner Hall

Storage cupboard, door to WC and under floor heating.

### WC

5'9" x 4'2" (1.75m x 1.27m)  
Tiled flooring with under floor heating, dual flush WC and pedestal wash basin with waterfall mixer tap.

### Reception Room

20'6" x 15'6" (6.25m x 4.72m)  
UPVC double glazed window, electric radiator, wood effect flooring with under floor heating, exposed brickwork, television point, spotlights and two feature wall lights.

### Landing

UPVC double glazed French doors to Juliet balcony, spotlights, exposed brickwork, doors to three bedrooms, WC and storage.

### Bedroom One

15'7" x 11'11" (4.75m x 3.63m)  
Four UPVC double glazed windows, electric radiator, fitted wardrobes and door to en suite.

### En Suite

14'6" x 7'9" (4.42m x 2.36m)  
UPVC double glazed frosted window, dual flush WC, two vanity top wash basins with waterfall mixer taps, tiled panelled double bath with waterfall mixer tap and rinse head, walk in direct feed shower, spotlights, part tiled elevation and tiled flooring with under floor heating.

## WC

5'7" x 5'2" (1.70m x 1.57m)  
Electric heated towel rail, dual flush WC, vanity top wash basin with waterfall mixer tap, storage units, spotlights and tiled flooring with under floor heating.

## Bedroom Two

15'11" x 8'8" (4.85m x 2.64m)  
Two UPVC double glazed windows, electric radiator, exposed brickwork and wood effect flooring.

## Bedroom Three

12'9" x 9'14" (3.89m x 2.74m)  
UPVC double glazed window, electric radiator, exposed brickwork, fitted wardrobes and door to en suite.

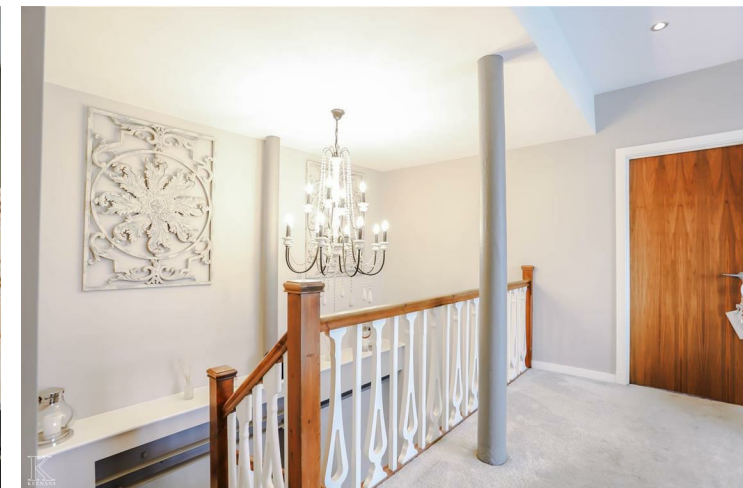
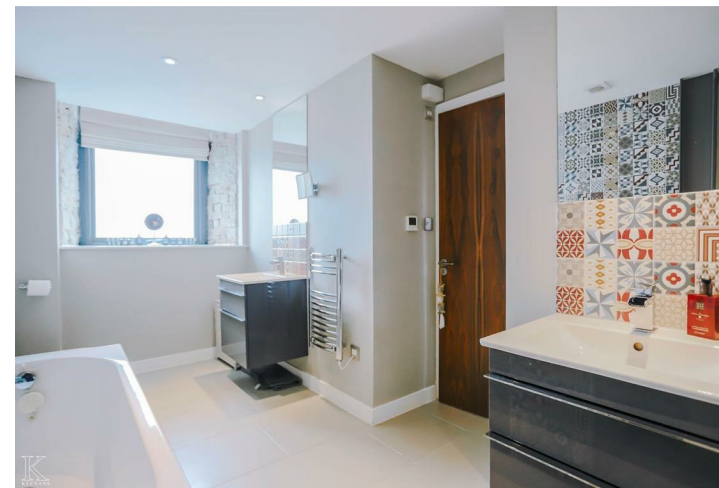
## En Suite

7'11" x 6'11" (2.41m x 2.11m)  
UPVC double glazed frosted window, dual flush WC, vanity top wash basin with waterfall mixer tap, direct feed shower, spotlights, part tiled elevation and tiled flooring with under floor heating.

## External

### External

Two allocated parking spaces.



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