



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.



## Sunnybank Close, Rossendale, BB4 4PS Offers In The Region Of £250,000

A BEAUTIFULLY MAINTAINED TWO BEDROOM TRUE BUNGALOW

Welcome to Sunnybank Close, Rossendale - a charming location for this beautifully maintained two-bedroom true bungalow. Situated in a sought-after area, this property offers a modern Ramsbottom Kitchens fitted kitchen, perfect for whipping up delicious meals. The Clearview conservatory adds a touch of elegance and provides a lovely space to relax and unwind. Step outside to discover the enviable rear garden, ideal for enjoying the British sunshine or hosting gatherings with friends and family. With off-road parking, convenience is at your doorstep. Don't miss the opportunity to make this delightful property your new home!

The property comprises briefly; entrance into a spacious reception room that has doors to the kitchen and inner hall. The kitchen has a door out to the side of the property. The inner hall has doors to the shower room, two bedrooms and storage. The main bedroom has a door to the garage and the conservatory. The conservatory leads out to the rear. Externally, to the rear of the property is an enclosed laid to lawn garden with bedding areas, flagged patio and greenhouse. The front of the property is a laid to lawn garden, bedding areas and driveway.

For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansstateagents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		68	
(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.

# Sunnybank Close, Rossendale, BB4 4PS

## Offers In The Region Of £250,000

 **2**  **1**  **1**  **D**

- Semi Detached Bungalow
- Contemporary Fitted Kitchen
- Off Road Parking And Garage
- EPC Rating: D
- Two Bedrooms
- Spacious Conservatory
- Leasehold
- Three Piece Shower Room
- Enclosed Rear Garden With Greenhouse
- Council Tax Band: D

### Ground Floor

#### Reception Room

18'6 x 11'4 (5.64m x 3.45m)

UPVC entrance door, UPVC double glazed window, central heating radiator, recently installed inbuilt gas fire with decorative surround, TV point, two feature wall lights, coving, doors to inner hall and kitchen.

#### Kitchen

19'1 x 7'9 (5.82m x 2.36m)

Three UPVC double glazed windows, central heating radiator, coving, dado rail, range of wall and base units with laminate worktops, integrated high rise Neff oven, four ring Neff gas hob and extractor hood, tiled splashbacks, one and half bowl stainless steel sink with draining board and mixer tap, integrated fridge and freezer, plumbing for washing machine, Karndean flooring and UPVC door to rear.

#### Inner Hall

11'11 x 2'7 (3.63m x 0.79m)

Loft access, doors to two bedrooms, shower room and storage cupboard.

#### Bedroom One

14'1 x 8'1 (4.29m x 2.46m)

Central heating radiator, door to garage and UPVC double glazed French doors to conservatory.

#### Conservatory

13'10 x 8'8 (4.22m x 2.64m)

UPVC double glazed windows, central heating radiator, wood effect ceramic flooring with underfloor heating and UPVC double glazed French doors to rear.

#### Bedroom Two

8'11 x 8'7 (2.72m x 2.62m)

UPVC double glazed window, central heating radiator and coving.

#### Shower Room

10'3 x 8'7 (3.12m x 2.62m)

UPVC double glazed frosted window, central heated towel rail, electric towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed rainfall shower enclosed, coving, part tiled elevations and laminate flooring.

#### Garage

15'8 x 11' (4.78m x 3.35m)

Newly installed electric up and over garage door.

#### External

##### Rear

Enclosed laid to lawn garden, flagged patio, bedding areas and greenhouse.

##### Front

Laid to lawn, bedding areas and off road parking.



Tel: 01706215618

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)