



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	82
(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.

Highfield, Rossendale, BB4 8NN

Offers Over £175,000

TWO BEDROOM MID TERRACE PROPERTY IN THE HEART OF CRAWSHABOOTH

Located in the tranquil cul-de-sac of Highfield, Rossendale, this charming mid-terrace house presents an excellent opportunity for first-time buyers. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The large family bathroom is well-appointed, ensuring comfort for all residents.

The heart of the home is a spacious lounge that invites natural light, creating a warm and welcoming atmosphere. Adjacent to the lounge is a modern kitchen diner, perfect for both casual meals and entertaining guests. The layout is designed for convenience and functionality, making it an ideal space for family gatherings.

Situated close to local amenities and transport links, this home combines the benefits of a peaceful residential setting with easy access to the conveniences of town life. Whether you are looking to start your journey as a homeowner or seeking a comfortable space to settle down, this property in Highfield is a splendid choice. Don't miss the chance to make this lovely house your new home.

Highfield, Rossendale, BB4 8NN

Offers Over £175,000



- Exceptional Mid Terrace Property
- Stunning Open Plan Dining Kitchen
- On Street Parking
- EPC Rating C
- Two Bedrooms
- Immaculate Presentation
- Tenure Leasehold
- Three Piece Bathroom Suite
- Low Maintenance Rear Yard
- Council Tax Band A

Ground Floor

Entrance Hall

15'3 x 3'2 (4.65m x 0.97m)

UPVC double glazed frosted front door, central heating radiator, coving, ceiling rose, smoke detector, wood effect flooring, doors leading to reception room, kitchen/dining area and stairs to first floor.

Reception Room

11'5 x 11'3 (3.48m x 3.43m)

UPVC double glazed window, central heating radiator, coving and wood effect flooring.

Kitchen/Dining Area

21'5 x 15'1 (6.53m x 4.60m)

Two UPVC double glazed windows, central heating radiator, range of high gloss wall and base units with wood effect work surfaces, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, loft access, coving, ceiling rose, wood effect flooring and hardwood double glazed frosted door to rear.

First Floor

Landing

11'10 x 5'1 (3.61m x 1.55m)

Smoke detector, loft hatch, doors leading to two bedrooms and bathroom.

Bedroom One

11'4 x 8'8 (3.45m x 2.64m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bedroom Two

11'4 x 8'8 (3.45m x 2.64m)

UPVC double glazed window and central heating radiator.

Bathroom

11'2 x 6'1 (3.40m x 1.85m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with traditional taps and overhead direct feed shower, over stairs storage, partially tiled elevations, extractor fan and wood effect flooring.

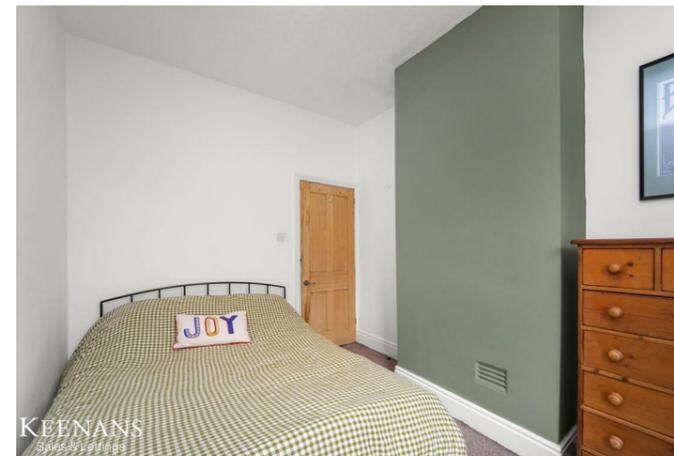
External

Rear

Enclosed yard with timber shed, access to utility, store and gate to shared access.

Front

Forecourt with paving, slate chippings and bedding area.



Tel: 01706215618

www.keenans-estateagents.co.uk