



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.

## Barritt Road, Rossendale, BB4 8SR

£299,950

A DECEPTIVELY SPACIOUS FAMILY HOME WITH A GENEROUS REAR GARDEN

Nestled in a peaceful, family friendly area of Rawtenstall, this surprisingly spacious four/five bedroom semi-detached family home is being welcomed to the property market. Ideally suited for a growing family looking for versatile interiors with a great sized rear garden that is perfect for young children to explore. The property offers easy access to all local amenities as well as major commuter routes towards Manchester.

The property comprises briefly, to the ground floor: entrance to the hallway with stairs leading to the first floor and door providing access to the spacious living room. The living room leads through to the fitted kitchen which is open to the dining room and has doors leading to understairs storage, the utility room and the sitting room. The sitting room leads on to the conservatory which provides access into the rear garden. To the first floor is a landing with doors leading to four/five bedrooms, and a bathroom. The fifth bedroom is currently used as an office. The main bedroom has an en suite shower room. Externally the property boasts a generous laid to lawn garden with mature trees and bushes, a large timber shed and a paved patio. The front of the property provides off-road parking for numerous vehicles.

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

# Barritt Road, Rossendale, BB4 8SR

£299,950



- Semi Detached Property
- Spacious Reception Rooms
- Off Road Parking
- EPC Rating: TBC
- Four Bedrooms
- En Suite To Main Bedroom
- Freehold
- Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band B

## Ground Floor

### Entrance Hallway

4'8 x 3'11 (1.42m x 1.19m)

UPVC front entrance door, central heating radiator, stairs to the first floor and door to reception room one.

### Reception Room One

14'7 x 13'11 (4.45m x 4.24m)

UPVC double glazed window, central heating radiator, cast iron multi fuel burning stove, picture rail, coving, wood flooring and door to the kitchen.

### Kitchen

17'2 x 9'5 (5.23m x 2.87m)

UPVC double glazed window, range of wall and base units with laminate surfaces, oven with four ring electric hob, extractor hood, composite one and a half bowl sink with drainer and mixer tap, plumbing for dishwasher, space for fridge, dado rail, tiled flooring and open to the dining kitchen.

### Dining Room

10'8 x 6'3 (3.25m x 1.91m)

Central heating radiator, understairs storage, door to the utility and double doors to reception room two.

### Reception Room Two

17'7 x 8'9 (5.36m x 2.67m)

UPVC double glazed windows, central heating radiator and UPVC double glazed French doors to the conservatory.

### Conservatory

16'6 x 9'5 (5.03m x 2.87m)

UPVC double glazed window, central heating radiator and UPVC double glazed French doors to the rear.

### Utility Room

8'3 x 4'4 (2.51m x 1.32m)

UPVC double glazed window, central heating radiator, laminate worktop, plumbing for washing machine, Gloworm boiler and UPVC double glazed door to the side elevation.

## First Floor

### Landing

Central heating radiator, loft access, smoke alarm and doors to four bedrooms, study and bathroom.

## Bedroom One

17'7 x 8'7 (5.36m x 2.62m)

Two UPVC double glazed windows, central heating radiator and door to the en suite.

## En Suite

10'7 x 3'5 (3.23m x 1.04m)

UPVC double glazed window, central heating towel rail, vanity top wash basin, dual flush WC, shower unit with jets, tiled elevations and tiled flooring.

## Bedroom Two

13'10 x 10'11 (4.22m x 3.33m)

UPVC double glazed window and central heating radiator.

## Bedroom Three

10'11 x 9'6 (3.33m x 2.90m)

UPVC double glazed window, central heating radiator and picture rail.

## Bedroom Four

10'8 x 7' (3.25m x 2.13m)

UPVC double glazed window, central heating radiator and picture rail.

## Study

8'5 x 5'1 (2.57m x 1.55m)

UPVC double glazed window and central heating radiator.

## Bathroom

6'10 x 5'4 (2.08m x 1.63m)

Central heating radiator, low basin WC, pedestal wash basin, tile panelled bath with electric feed shower overhead, tiled elevations, extractor fan and tiled flooring.

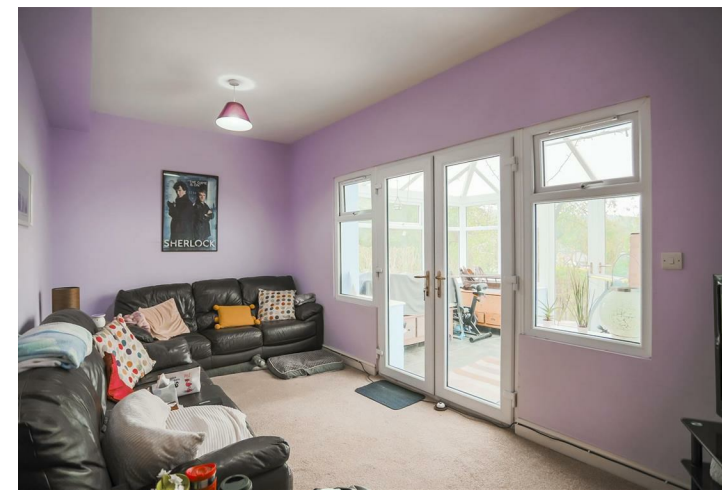
## External

### Rear

Laid to lawn garden with paved patio, bedding areas and a timber shed.

### Front

Driveway providing off road parking for numerous vehicles.



Tel: 01706215618

www.keenans-estateagents.co.uk