Keenans











Woodcroft Avenue, Rossendale, BB4 8NF

£240,000

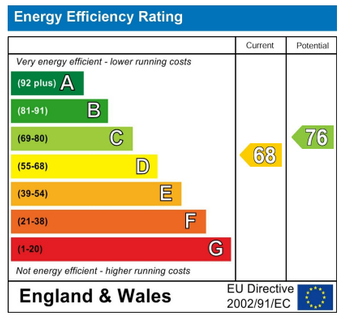
AN ENVIABLE FAMILY HOME ON A CORNER PLOT

Situated in the sought-after area of Woodcroft Avenue, Rossendale, this charming semi-detached house presents an exceptional opportunity for families and individuals alike. Set on an enviable corner plot, the property boasts three well-proportioned bedrooms, making it ideal for those seeking space and comfort.

The open-plan living area is a delightful feature, providing a versatile space that can be tailored to suit your personal style and preferences. With a complete blank canvas, potential buyers have the unique chance to infuse their own character into the home, creating a warm and inviting atmosphere.

Outside, the property benefits from off-road parking, ensuring convenience for residents and guests. The generously sized gardens offer ample room for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the fantastic carport adds further practicality, providing shelter for vehicles or additional storage.

One of the standout features of this home is its stunning views, which can be enjoyed from various vantage points around the property. The location is highly desirable, offering a peaceful environment while remaining close to local amenities and transport links.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

75 Bank Street, Rossendale, BB4 7QN
Tel: 01706215618 | Email: rossendale@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

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- Tenure Leasehold
- Council Tax Band C
- EPC Rating D
- Off Road Parking
- Three Well Proportioned Bedrooms
- On A Corner Plot
- Viewing Essential
- Open Plan Living Area
- Ideal Family Home
- Easy Access To Major Network Links

Ground Floor

Entrance
UPVC double glazed frosted door to hall.

Hall
14'4 x 5'9 (4.37m x 1.75m)

Central heating radiator, coving, meter cupboard, under stairs storage, doors to reception room, kitchen and stairs to first floor.

Reception Room
14'4 x 10'11 (4.37m x 3.33m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, two feature wall lights, gas fire with granite effect hearth and surround, television point and open to dining room.

Dining Room
9'2 x 8' (2.79m x 2.44m)

Central heating radiator, coving and hardwood single glazed double doors to rear.

Kitchen
9'2 x 8'8 (2.79m x 2.64m)

Two hardwood single glazed windows, range of wood panel wall and base units, granite effect surface, composite one and a half sink and drainer with mixer tap, integrated electric oven, four ring gas hob, space for fridge freezer, washing machine and dryer, tiled effect lino flooring and hardwood single glazed door to rear.

First Floor

Landing
8'5 x 6'8 (2.57m x 2.03m)

UPVC double glazed window, loft access, coving, doors to three bedrooms and shower room.

Bedroom One
14'7 x 10'1 (4.45m x 3.07m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

Bedroom Two
10'1 x 9' (3.07m x 2.74m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Three
9'3 x 6'8 (2.82m x 2.03m)

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

Shower Room
6'8 x 5'5 (2.03m x 1.65m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall walk in shower with rinse head, tiled elevation, extractor fan, spotlights, PVC to ceiling and slate effect vinyl flooring.

External

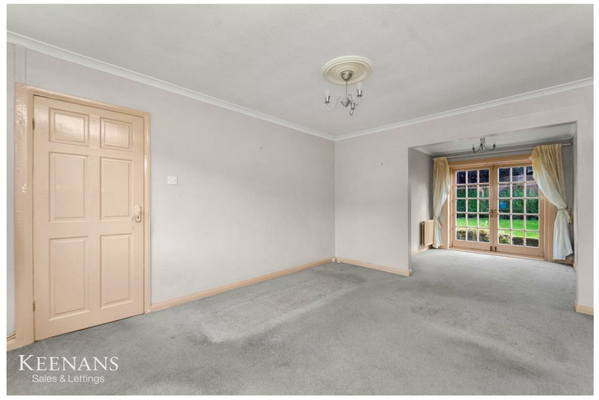
Rear
Wrap around enclosed laid to lawn garden with paving, bedding areas, mature shrubs and access to open garage/car port.

Front
Laid to lawn garden, off road parking and access to open garage/car port.

Open Garage/Car Port
27'7 x 18'6 (8.41m x 5.64m)

Storage space.

















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