




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Goodshaw Lane, Rossendale, BB4 8DJ

### £625,000

#### THE PERFECT DETACHED FAMILY HOME IN A RURAL SETTING

Nestled in the charming locale of Goodshaw Lane, Rossendale, this exquisite detached house presents a unique opportunity for those seeking a tranquil lifestyle amidst stunning natural beauty. Surrounded by rolling fields and breath-taking panoramic countryside views, this property is a true haven for nature lovers.

Upon entering, one is greeted by modern fixtures and fittings that enhance the spaciousness of the rooms, creating an inviting atmosphere throughout. The home boasts two generous living areas, perfect for both relaxation and entertaining. The open-plan kitchen is a delightful feature, designed for both functionality and style, making it an ideal space for culinary enthusiasts.

This property comprises three spacious double bedrooms, ensuring ample space for family or guests. Additionally, there are two well-appointed bathrooms, providing convenience and comfort for everyday living. The integral garage adds practicality, while off-road parking for multiple vehicles is a significant advantage in this serene setting.

Although the property enjoys a rural ambiance, it is merely a stone's throw away from the village of Crawshawbooth, where one can find local amenities and a sense of community. This delightful home offers the perfect blend of countryside charm and modern living, making it an exceptional choice for those looking to embrace a peaceful yet connected lifestyle.

For further information or to arrange a viewing please contact our Rossendale branch at your earliest convenience.

# Goodshaw Lane, Rossendale, BB4 8DJ

£625,000



- Three Double Bedroom Detached Home
- Two Well Appointed Bathrooms
- Integral Garage And Off Road Parking For Multiple Vehicles
- Tenure - Freehold

- Two Spacious Reception Rooms
- Stunning Panoramic Countryside Views
- EPC Rating - E

- Open Plan Modern Kitchen
- Sought After Semi Rural Location
- Council Tax Band - C

## Ground Floor

### Entrance

UPVC double glazed French doors to Porch.

### Porch

6'5 x 4'9 (1.96m x 1.45m)

UPVC double glazed frosted window, spotlights, frosted glass brick windows, UPVC double glazed French doors to reception room one.

### Reception Room One

15'1 x 13'5 (4.60m x 4.09m)

Two UPVC double glazed windows, upright central heating radiator, cast iron multi fuel burner with stone hearth, television point, spotlights, hardwood flooring, open to kitchen, stairs to first floor.

### Kitchen

24'2 x 18'3 (7.37m x 5.56m)

Three UPVC double glazed windows, central heating radiator, range of panelled wall and base units, hardwood surfaces, tiled splashbacks, stainless steel one and a half sink and drainer with mixer tap, integrated high rise SMEG electric double oven, integrated microwave and warming drawer, five ring gas hob and extractor hood, space for American fridge freezer, plumbing for washing machine and dryer, plumbing for dishwasher, breakfast bar, spotlights, understairs storage, hardwood flooring, door to garage, UPVC double glazed French doors to rear.

### Garage/Gym

22'11 x 10'6 (6.99m x 3.20m)

Two UPVC double glazed windows, power, lighting, Baxi boiler, recently added electric garage door.

## First Floor

### Landing

14'11 x 6'10 (4.55m x 2.08m)

Exposed beams, doors to bedroom two, reception room two and bathroom, stairs to second floor.

### Reception Room Two

22'11 x 17'9 (6.99m x 5.41m)

Four UPVC double glazed windows, 4 Velux windows, four central heating radiators, television point, spotlights, UPVC double glazed French doors to balcony.

### Bedroom Two

22'11 x 10'6 (6.99m x 3.20m)

Four UPVC double glazed windows, two central heating radiators, cast iron gas fire, hardwood flooring.

### Bathroom

7'2 x 5'6 (2.18m x 1.68m)

UPVC double glazed frosted window, chrome heated towel rail, three piece suite comprising of a P shape panelled bath with mixer tap and rainfall direct feed shower, a dual flush WC and a vanity top wash basin with mixer tap. Inset shelving, PVC panelled elevations, PVC panel to ceiling, spotlights, wood effect laminate flooring.

## Second Floor

### Landing

9'10 x 3'4 (3.00m x 1.02m)

Spotlights, hardwood doors to bedroom one and bedroom three.

### Bedroom One

16'3 x 15'1 (4.95m x 4.60m)

Two UPVC double glazed window, central heating radiator, spotlights, wood cladding to ceiling, loft access, over stairs storage, open to dressing room/ walk in wardrobe, hardwood door to en suite.

### Dressing Room/ Walk In

#### Wardrobe

10 x 6'5 (3.05m x 1.96m)

UPVC double glazed window, central heating radiator, integrated shelving, hardwood flooring.

### En Suite

6'5 x 4'7 (1.96m x 1.40m)

UPVC double glazed frosted window, chrome heated towel rail, three piece suite comprising of a direct feed shower enclosure with seating and rinse head, dual flush WC and a vanity top wash basin with mixer tap, PVC panelled elevations, PVC ceiling, spotlights, tiled flooring.

### Bedroom Three

22'11 x 10'6 (6.99m x 3.20m)

Three UPVC double glazed windows, two central heating radiator, spotlights.

## External

## Rear

Enclosed paved garden with bedding and mature shrubbery.

## Front

Off road parking for multiple cars, storage shed and access to garage.



Tel: 01706215618

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