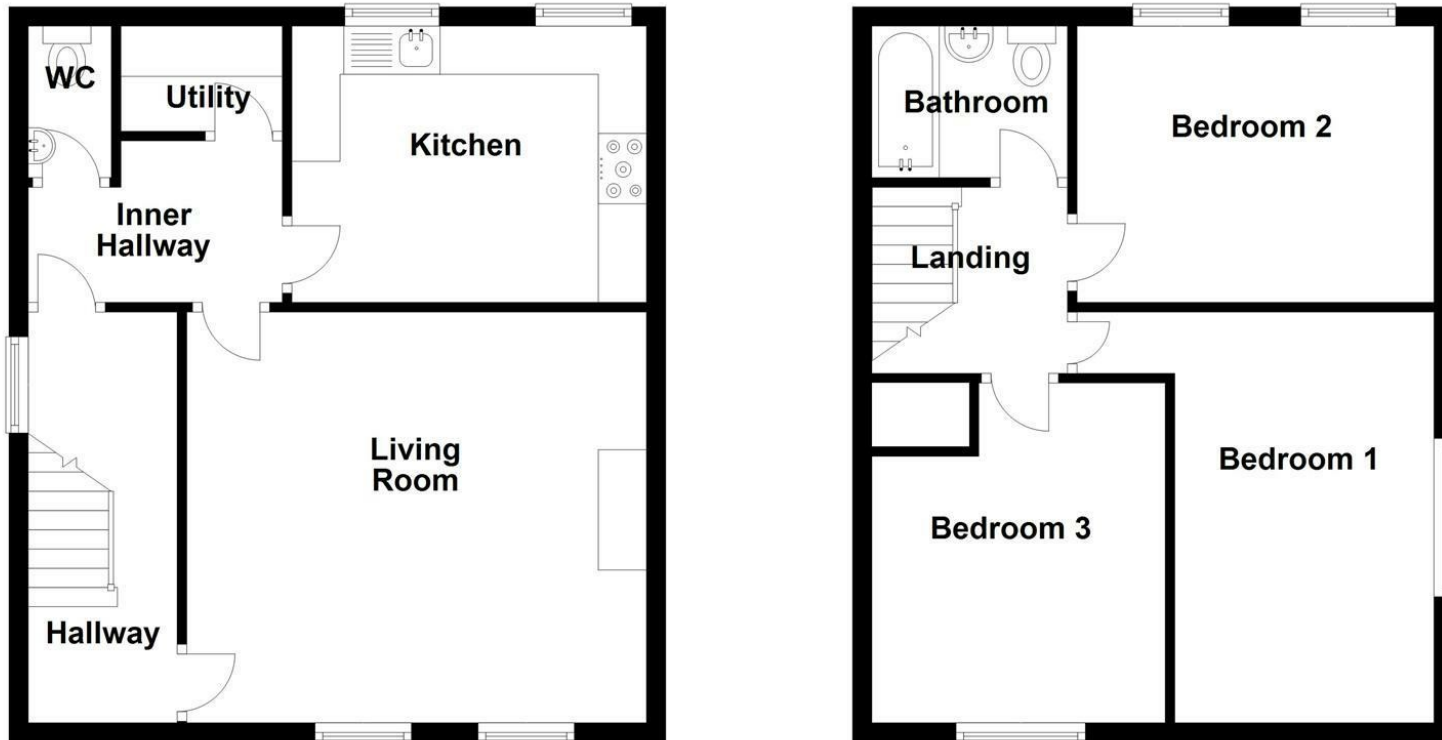


**Ground Floor**


Approx. 88.5 sq. metres (953.1 sq. feet)



Total area: approx. 88.5 sq. metres (953.1 sq. feet)

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) A			
(81-91) B			
(69-80) C			77
(55-68) D	56		
(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.

## Hargreaves Drive, Rossendale, BB4 8SP

£950

A DECEPTIVELY SPACIOUS THREE BEDROOM HOME

Keenans are delighted to bring this three bedroom semi detached property to the rental market! The property as just been freshly decorated and boasts a spacious living room, a bright fitted kitchen, a three piece bathroom suite, downstairs W.C, utility room and three good sized bedrooms and a large rear garden. This property is ideally suited to a couple and a small family looking. Set within close proximity of well regarded schools and is in close distance to local amenities. The property isn't far from bus routes and is perfect for accessing major commuter links.

The property comprises briefly; a welcoming entrance to the hallway which has stairs leading to the first floor and a door leading to the living room. The living room has a door providing access to the inner hallway. The inner hallway has a door leading to the kitchen, downstairs wc, utility room, under the stairs storage and a door leading to the side of the property. To the first floor, there is a landing with doors providing access to three good sized bedrooms and a bright three piece bathroom suite.

Externally, to the front of the property there is an enclosed garden. To the rear of the property there is an enclosed laid to lawn garden.

Viewings can be arranged by calling our Lettings team, at your earliest convenience

# Hargreaves Drive, Rossendale, BB4 8SP

£950

 3  2  1  D

- Three Good Size Bedrooms
- Gardens Front and Rear
- Council Tax Band B
- Excellent Transport and Commuter Links

- Semi Detached Property
- Downstairs W.C
- EPC Rating D

- Freshly Painted Throughout
- Utility/Storage Room
- Close Proximity to Local Amenities

## First Floor

### Entrance

Via a UPVS double glazed front door to hall

### Hall

4"9 x 3"5 (1.22m2.74m x 0.91m1.52m)

Central heating radiator, wood effect floor, stairs to first floor and door to living room

### Living Room

15"8 x 14" (4.57m2.44m x 4.27m)

Two UPVC double glazed windows, central heating radiator, gas fire, wood effect floor, door to inner hall, television point and smoke alarm

### Inner Hall

7"8 x 3"9 (2.13m2.44m x 0.91m2.74m)

UPVS double glazed door to the side of the property, doors to kitchen, utility room and WC

### Kitchen

12"1 x 9"5 (3.66m0.30m x 2.74m1.52m)

Two UPVC double glazed window, central heating radiator, white gloss wall and base units, laminate worktops, stainless steel 1 1/2 sink and drainer and mixer tap, oven, five ring gas hob and extractor hood, fridge/freezer, plumbing for washer, tiled floor, stainless steel splash back and built in microwave

### Utility Room

5"6 x 3"7 (1.52m1.83m x 0.91m2.13m)

UPVC double glazed window, central heating radiator, plumbing for washer and wood effect floor

## First Floor

### Landing

7"4 x 3"7 (2.13m1.22m x 0.91m2.13m)

UPVC double glazed window, central heating radiator, doors to three bedrooms and bathroom, attic and smoke alarm

### Bedroom One

14"1 x 12"5 (4.27m0.30m x 3.66m1.52m)

UPVC double glazed window and central heating radiator

### Bedroom Two

12"2 x 9"2 (3.66m0.61m x 2.74m0.61m)

Two UPVC double glazed windows and central heating radiator

### Bedroom Three

11"1 x 10"4 (3.35m0.30m x 3.05m1.22m)

UPVC double glazed window, central heating radiator and storage cupboard

### Bathroom

6"8 x 5"3 (1.83m2.44m x 1.52m0.91m)

UPVC double glazed window, central heating towel radiator, three piece suite, double flush WC, pedestal wash basin and mixer tap, panel bath and mixer tap, electric shower and tiled elevation floor

### External

#### Front

Laid to lawn garden.

#### Rear

Large laid to lawn garden with mature borders.



Tel: 01282507250

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