Keenans



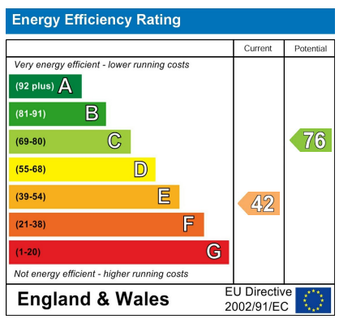
Total area: approx. 92.8 sq. metres (998.9 sq. feet)











Barnes Avenue, Rossendale, BB4 8ST

£195,000

AN ENVIABLE SEMI DETACHED PROPERTY BURSTING WITH POTENTIAL

Nestled on the charming Barnes Avenue in Rossendale, this three-bedroom semi-detached house presents an exciting opportunity for those looking to make their mark in the housing market. With its character and charm, this property is ideal for first-time buyers or savvy investors eager to embark on a rewarding project.

As you approach the house, you will be greeted by its inviting exterior, hinting at the potential that lies within. The three well-proportioned bedrooms offer ample space for a growing family or for individuals wishing to create a comfortable home. The layout provides a fantastic canvas for personalisation, allowing you to transform the interiors to reflect your unique taste and lifestyle.

The surrounding area of Rossendale is renowned for its strong community spirit and picturesque landscapes, striking a perfect balance between urban convenience and natural beauty. Local amenities, schools, and transport links are all within easy reach, ensuring that daily life is both convenient and enjoyable.

This property is not merely a house; it is a chance to create a home that embodies your vision. With plenty of potential for enhancement and modernisation, it invites you to unleash your creativity and make it your own. Whether you are a first-time buyer eager to embark on your homeownership journey or an investor seeking a promising project, this semi-detached house on Barnes Avenue is a remarkable opportunity not to be missed. Embrace the chance to invest in a property that holds the promise of a bright future.

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

Barnes Avenue, Rossendale, BB4 8ST

£195,000

3 1 1 E

- Semi Detached Property
- Spacious Reception Room & Conservatory
- Off Road Parking
- EPC Rating E with potential to be improved to C
- Three Bedrooms
- Three Piece Bathroom
- Freehold
- Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band B

Ground Floor

Entrance Hallway

12'2 x 3' (3.71m x 0.91m)

UPVC double glazed front entrance door, UPVC double glazed window, central heating radiator, smoke alarm, laminate flooring and door to the reception room.

Reception Room

16'7 x 14'2 (5.05m x 4.32m)

Central heating radiator, feature wall lights, laminate flooring, doors to storage and kitchen and UPVC double glazed French doors to the rear.

Kitchen

19'10 x 7'11 (6.05m x 2.41m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate surfaces, one and a half bowl sink with drainer and mixer tap, electric oven with four ring gas hob, extractor hood, plumbing for washing machine, space for fridge freezer, tiled flooring and double doors to the conservatory.

Conservatory

13'7 x 9'6 (4.14m x 2.90m)

UPVC double glazed windows, central heating radiator, tiled flooring and UPVC double glazed French doors to the rear.

First Floor

Landing

8'11 x 6'8 (2.72m x 2.03m)

UPVC double glazed window, smoke alarm and doors to three bedrooms and bathroom.

Bedroom One

13'5 x 11'2 (4.09m x 3.40m)

UPVC double glazed window, central heating radiator and ceiling fan.

Bedroom Two

11' x 10'6 (3.35m x 3.20m)

UPVC double glazed window, central heating radiator, laminate flooring and loft access.

Bedroom Three

8'9 x 7'9 (2.67m x 2.36m)

UPVC double glazed window and central heating radiator.

Bathroom

6' x 5'9 (1.83m x 1.75m)

UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin, panelled bath with direct feed shower overhead, PVC panelled elevations, extractor fan and lino flooring.

















Tel: 01706215618

www.keenans-estateagents.co.uk