



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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## Andrew Avenue, Rossendale, BB4 6EU

### £350,000

AN ENVIABLE DETACHED TRUE BUNGALOW ON AN IMPRESSIVE PLOT

Offering an abundance of indoor and outdoor space, enviable wrap around gardens and detached garage, this outstanding two double bedroom detached bungalow is being proudly welcomed to the market in the desirable location of Rawtenstall. With ample off road parking, not being overlooked from the rear and situated on a quiet cul de sac, this property is the perfect home for any small family or couple looking for a complete blank canvas to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Bury, Rawtenstall centre and major motorway links. With two double bedrooms, added conservatory and having been presented and maintained beautifully throughout, this property is truly not to be missed!

The property comprises briefly; a welcoming entrance vestibule provides access through to a kitchen diner. The kitchen diner leads on to a conservatory, reception room and inner hallway. The reception room leads on to the inner hallway which guides you through to two double bedrooms and a shower room. Externally there is an enclosed wrap around garden with paving, bedding, laid to lawn, decking, mature shrubs, greenhouse, timber storage shed and access on to a detached garage and off road parking. To the front there is a stone chip garden with paving, bedding and shared access on to the driveway.

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

# Andrew Avenue, Rossendale, BB4 6EU

## £350,000

 **2**  **1**  **2**  **D**

- Tenure Freehold
  - Off Road Parking With Shared Access Drive
  - Abundance Of Indoor And Outdoor Space
  - Easy Access To Major Network Links
- Council Tax band C
  - EnviablE Wrap Around Garden
  - Fitted Kitchen And Three Piece Shower Room
- EPC Rating TBC
  - Two Double Bedrooms
  - Not Being Overlooked And Situated On a Quiet Cul De Sac

### Ground Floor

#### Entrance

UPVC double glazed leaded French doors to vestibule.

#### Vestibule

5'4 x 2'4 (1.63m x 0.71m)

Integrated storage, wood clad to ceiling, wood effect laminate flooring and UPVC double glazed frosted leaded French doors to kitchen/dining area.

#### Kitchen/Dining Area

13'4 x 11'4 (4.06m x 3.45m)

UPVC double glazed window, central heating radiator, range of panel wall and base units, wood effect surface, tiled splash back, ceramic one and a half sink and drainer with mixer tap, integrated electric double oven with four ring gas hob, extractor hood, space for fridge and freezer, plumbed for washing machine, wood clad to ceiling, tiled effect lino, doors to reception room, inner hall and hard wood single glazed frosted door to conservatory.

#### Conservatory

10'10 x 10'1 (3.30m x 3.07m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring and UPVC double glazed French doors to rear.

#### Reception Room

16'9 x 12'1 (5.11m x 3.68m)

UPVC double glazed window, central heating radiator, cornice coving, ceiling rose, electric fire with tiled hearth and surround, television point, two feature wall lights and door to inner hall.

#### Inner Hall

6'5 x 2'11 (1.96m x 0.89m)

Loft access, smoke alarm, wood effect laminate flooring, doors to two bedrooms and shower room.

#### Bedroom One

12'10 x 12'1 (3.91m x 3.68m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobe and two feature wall lights.

#### Bedroom Two

11'4 x 9'4 (3.45m x 2.84m)

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

#### Shower Room

8'1 x 6'5 (2.46m x 1.96m)

Two UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, double direct feed shower enclosure, tiled elevation, coving and tiled floor.

#### External

#### Rear

Enclosed wrap around garden with laid to lawn, paving, bedding areas, mature shrubs, decking, greenhouse, timber storage shed, off road parking and access to detached garage.

### Garage

17'10 x 11' (5.44m x 3.35m)

Two UPVC double glazed frosted window, power, lighting, electric up and over garage door and open to store room.

### Store Room

11' x 5'6 (3.35m x 1.68m)

UPVC double glazed frosted window and aluminium door to rear.

### Front

Stone chip garden with shared access to driveway.



Tel: 01706215618

www.keenans-estateagents.co.uk