



## Crawshaw Grange, Rossendale, BB4 8LY

£389,950

IMPRESSIVE FOUR BEDROOM PROPERTY, PERFECT FOR A FAMILY.

Nestled in the charming area of Crawshaw Grange, Crawshawbooth, this impressive four-bedroom detached house offers a perfect blend of space, comfort, and modern living. As you approach the property, you will be greeted by its attractive façade, setting the tone for what lies within.

Upon entering, you will discover a large kitchen that boasts modern fixtures and fittings, making it a delightful space for both cooking and entertaining. The property invites an abundance of natural light and provides a wonderful area to relax or host gatherings with family and friends.

The property features two generously sized reception rooms, each offering a versatile space that can be tailored to your lifestyle needs, whether it be a formal sitting room or a cosy family area. The layout of the home is designed to enhance both privacy and social interaction, making it ideal for family living.

The master bedroom is a true retreat, complete with an en suite bathroom that adds a touch of luxury to your daily routine. The additional three bedrooms are well-proportioned, providing ample space for family members or guests.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(55-68) D			
(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.

# Crawshaw Grange, Rossendale, BB4 8LY

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- Four Bedroom Detached Home
- Conservatory Living Space
- Off Road Parking
- Tenure - Freehold
- Two Spacious Reception Rooms
- Sought After Valley Location
- EPC Rating - C
- Modern Fitted Kitchen
- Ideal Family Home
- Council Tax Band - D

## Ground Floor

### Entrance

Composite double glazed frosted leaded door to hall.

### Hall

17'9 x 11'4 (5.41m x 3.45m)

Central heating radiator, smoke alarm, five hardwood doors to two reception rooms, WC, kitchen and bedroom two, stairs to first floor, wood effect laminate floor.

### Reception Room One

17'5 x 10'9 (5.31m x 3.28m)

Central heating radiator, coving, gas fire with granite hearth, mantle and surround, UPVC double glazed French doors to conservatory.

### Reception Room Two

10'6 x 8 (3.20m x 2.44m)

UPVC double glazed window, central heating radiator, coving.

### Conservatory

15'6 x 10'3 (4.72m x 3.12m)

UPVC double glazed window to kitchen, UPVC double glazed windows and French doors to rear, central heating radiator, spotlights, tiled flooring, hardwood door to utility room.

### Utility Room

5'2 x 4'4 (1.57m x 1.32m)

Four UPVC double glazed frosted windows, UPVC double glazed frosted door to shower room, tiled flooring.

### Shower Room

5'4 x 3'9 (1.63m x 1.14m)

UPVC double glazed frosted windows, heated chrome towel rail, wall mounted wash basin with mixer tap, electric feed shower, extractor fan, spotlights, tiled elevations, tiled flooring.

### Bedroom Two

16'8 x 7'8 (5.08m x 2.34m)

UPVC double glazed window, central heated radiator, spotlights, in built storage, wood effect laminate flooring.

### Kitchen

13'9 x 8'4 (4.19m x 2.54m)

UPVC double glazed window, central heating radiator, spotlights, matte wall and base units with granite surfaces,

splashbacks, single composite sink and drainer, double high electric oven, five gas rings and integrated extractor hood, integrated fridge/freezer and dishwasher, UPVC double glazed frosted door to rear.

### WC

5'9 x 2'6 (1.75m x 0.76m)

UPVC double glazed frosted window, heated chrome towel rail, dual flush WC, wall mounted wash basin with mixer tap, tiled flooring.

### First Floor

### Landing

13'1 x 9'4 (3.99m x 2.84m)

UPVC double glazed frosted window, smoke alarm, hardwood doors to four bedrooms and bathroom, loft access.

### Bedroom one

12'8 x 10'9 (3.86m x 3.28m)

UPVC double glazed window, central heating radiator, hardwood concealed doors to en suite.

### En Suite

10'1 x 3'4 (3.07m x 1.02m)

UPVC double glazed frosted window, heated chrome towel rail, dual flush WC, vanity top wash basin with mixer tap, electric feed shower enclosure, tiled elevations, extractor fan, spotlights, tiled flooring.

### Bedroom Three

10'7 x 10'3 (3.23m x 3.12m)

UPVC double glazed window, central heating radiator.

### Bedroom Four

9'4 x 7'4 (2.84m x 2.24m)

UPVC double glazed window, central heating radiator.

### Reception Room/Dining Room

8'7 x 7'6 (2.62m x 2.29m)

UPVC double glazed window, central heating radiator, coving, in built storage.

### Bathroom

6'9 x 6'3 (2.06m x 1.91m)

UPVC double glazed frosted window, heated chrome towel rail, dual flush WC, direct feed rainfall shower enclosure with additional rinse head, vanity top wash basin with mixer tap, spotlights, tiled elevations, tiled flooring.

## External

### Rear

Indian stone paving, gravel, bedding areas, mature shrubbery, hardwood shed.

### Front

Tarmac driveway, laid to lawn garden, mature shrubbery.



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