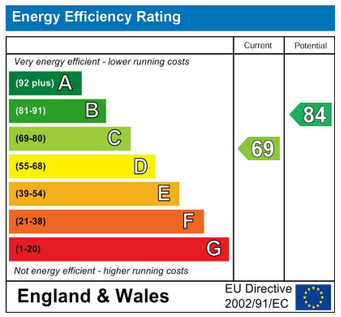
Keenans



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

Pleasant View, Rossendale, BB4 9BJ

Offers Over £140,000

A SPACIOUS ONE BEDROOM TERRACED PROPERTY PLUS ATTIC ROOM

Pleasant View is being welcomed to the market, located in a sought after area it is a lovely home with outstanding presentation. Internally, this property briefly comprises: Lounge, Kitchen, first floor Landing off to Bedroom One & Bathroom, Study / Inner Landing up to second floor Attic Studio Room with Eaves Storage. There is also a Basement Store too. Externally, the property also has a separate Enclosed Garden, with low maintenance surfaces, planting beds, patio and storage.

Located within easy reach of local amenities in Waterfoot village centre, this property is also within walking distance of both Waterfoot Primary School and Bacup & Rawtenstall Grammar School.
Offering an ideal combination of accessibility for motorway and destinations throughout Rossendale, this property is an ideal home for a young family, individuals or couples too. Open countryside is nearby and both commuter and public transport routes are easily reached.

For further information, or to arrange a viewing, please contact our Rossendale team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Pleasant View, Rossendale, BB4 9BJ

Offers Over £140,000

1 1 1 C

- Option to rent/buy fantastic Separate Enclosed Garden
- Close Proximity To Local Amenities
- Tenure Freehold
- EPC Rating D
- One Bedroom and Attic Studio Room
- On Road Parking
- Three Piece Bathroom Suite
- Basement
- Modern Fitted Kitchen
- Council Tax Band A

GROUND FLOOR

Entrance

Composite double glazed entrance door to reception room.

Reception Room

15'4 x 14'0 (4.67m x 4.27m)

UPVC double glazed window, central heating radiator, feature fire place with living flame gas fire, door to basement and open to kitchen and wood effect flooring.

Kitchen

12'1 x 6'11 (3.68m x 2.11m)

UPVC double glazed window, a range of wall and base units, wood work tops, combi boiler, electric oven, four ring induction hob, extractor hood, glass splash back, in set sink with mixer tap, integrated fridge, freezer, washing machine, stairs to first floor land and wood effect flooring.

FIRST FLOOR

Landing

Doors to bedroom, bathroom and inner landing/study area.

Bedroom

15'3 x 10'3 (4.65m x 3.12m)

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

Bathroom

9'10 x 9'2 (3.00m x 2.79m)

UPVC double glazed frosted window, chrome effect heated towel rail, L shape panel bath, mixer taps, overhead direct feed rain fall shower and separate shower hose, vanity wash basin, dual flush WC, part tiled elevations and wood effect vinyl flooring.

Inner Landing/Study

7'1 x 6'6 (2.16m x 1.98m)

Central heating radiator and stairs to attic studio room.

Attic Studio Room

19'8 x 7'9 (5.99m x 2.36m)

Two Velux double glazed windows and eaves storage.

Basement

15'4 x 6'1 (4.67m x 1.85m)

EXTERNAL

Front

Enclosed garden, storage shed and on street parking.

Agents Notes

Council Tax Band A

Tel: 01706215618

www.keenans-estateagents.co.uk