



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Ward Way, Rossendale, BB4 6SP

### £399,000

A SUPERB FOUR BEDROOM DETACHED FAMILY HOME

Nestled in the charming area of Ward Way, Rossendale, this spacious four-bedroom detached family home offers a perfect blend of comfort and modern living. As you step inside, you are greeted by a beautifully designed open plan kitchen, dining, and family room, which serves as the heart of the home. This inviting space is ideal for both entertaining guests and enjoying family time, all while being neutrally decorated to create a warm and welcoming atmosphere.

The property boasts four well-proportioned bedrooms, including a main bedroom with the added luxury of an ensuite bathroom. The family bathroom is a generous four-piece suite, ensuring that there is ample space for everyone in the household.

This home is particularly suited for a growing family, with excellent access to nearby amenities, reputable schools, and convenient commuter routes, making daily life both easy and enjoyable. The exterior features a driveway for off-road parking, along with an integral single garage, providing additional storage or parking options.

Whether you choose to move straight in or personalise the space to reflect your own style, this property is ready to accommodate your family's needs. Don't miss the opportunity to make this delightful house your new home.

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Ward Way, Rossendale, BB4 6SP

£399,000

 4  2  1  B

- Tenure Freehold
  - Off Road Parking
  - Ideal Family Home
  - Easy Access To Major Commuter Routes
- Council Tax Band E
  - Four Generously Sized Bedrooms
  - Viewing Essential
- EPC Rating B
  - Open Plan Living
  - Close Proximity To Local Amenities

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hall

15'8 x 6'6 (4.78m x 1.98m)

Central heating radiator, smoke alarm, tiled floor, stairs to first floor, doors to WC, kitchen/dining area and reception room.

WC

5'6 x 2'9 (1.68m x 0.84m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, extractor fan, part tiled elevation and tiled floor.

Reception Room

15'9 x 10'4 (4.80m x 3.15m)

UPVC double glazed bay window, two central heating radiators, television point and double doors to kitchen/dining area.

Kitchen/Dining Area

25'11 x 9'8 (7.90m x 2.95m)

Two UPVC double glazed windows, two central heating radiators, high gloss wall and base units, granite work tops, double oven in a high rise unit, four ring gas hob, extractor fan, granite splash back, inset stainless steel one and a half sink with integrated draining ridges and mixer tap, integrated dishwasher, washing machine and fridge freezer, spotlights, tiled floor and UPVC double glazed French doors to rear.

First Floor

Landing

UPVC double glazed window, central heating radiator, loft access, smoke alarm, doors to four bedrooms, bathroom and storage.

Bedroom One

14'1 x 9'10 (4.29m x 3.00m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

En Suite

7'9 x 5'2 (2.36m x 1.57m)

Central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, electric feed shower enclosure, spotlights, extractor fan, part tiled elevation and tiled floor.

Bedroom Two

11'7 x 9'10 (3.53m x 3.00m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

11'7 x 10'8 (3.53m x 3.25m)

UPVC double glazed window and central heating radiator.

Bedroom Four

8'7 x 8'3 (2.62m x 2.51m)

UPVC double glazed window and central heating radiator.

Bathroom

8'2 x 6'10 (2.49m x 2.08m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, overhead direct feed shower, extractor fan, part tiled elevation, tiled floor and linen closet.

External

Rear

Laid to lawn garden, paving, bedding areas and enclosed fencing.

Front

Bedding areas, tarmac driveway for off road parking for two vehicles and leading to an integral single garage.

Garage

17'1 x 8'1 (5.21m x 2.46m)

Wall mounted boiler.

