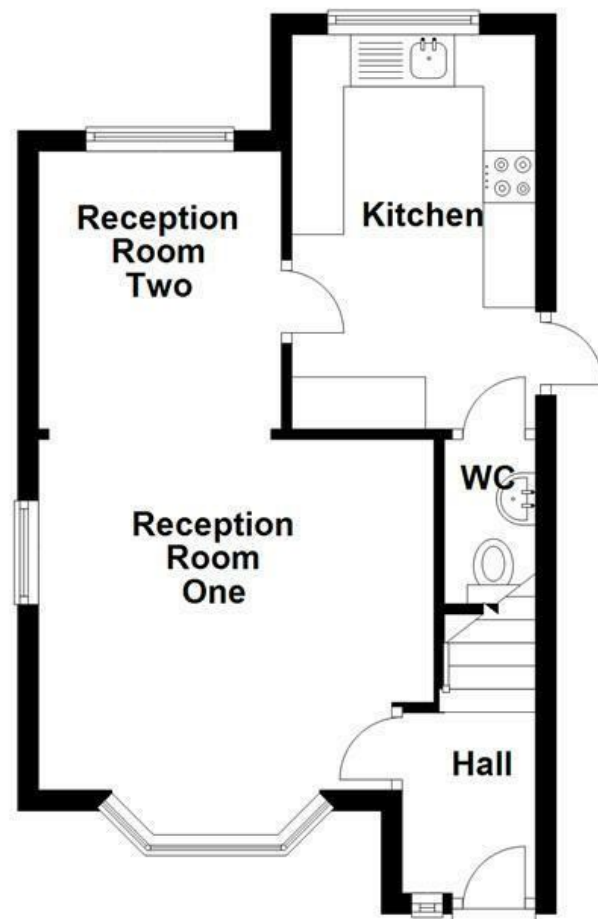


Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(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.



## Belvedere Avenue, Rossendale, BB4 9UG

### Offers Over £190,000

THE PERFECT FIRST TIME HOME OR RENTAL INVESTMENT

Situated in a popular area of Waterfoot, this three-bedroom home is being welcomed to the property market. Ideally suited for a first time buyer or a small family looking for a property they can put their personal stamp on to make it their dream home, the property offers three bedrooms and an open plan living/dining room with off-road parking and easy access to local amenities.

The property comprises briefly, to the ground floor: entrance to a hallway with stairs leading to the first floor and door to the living room. The living room is open to the dining room which leads to the fitted kitchen. The kitchen has doors leading to a downstairs WC and the rear garden. To the first floor is a landing with doors leading to three bedrooms and a three-piece bathroom suite. Externally the property boasts a laid to lawn rear garden. The front has a laid to lawn garden with a driveway providing off-road parking leading to a single garage.

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



# Belvedere Avenue, Rossendale, BB4 9UG

## Offers Over £190,000

**3****1****2****C**

- Tenure Freehold
  - Off Road Parking With Driveway And Single Garage
  - Viewing Essential
  - Close Proximity To Local Amenities
- Council Tax Band C
  - Three Bedroom Detached Property
  - Enclosed Rear Laid To Lawn Garden With Raised Area
- EPC Rating TBC
  - Ideal First Time Buy Or Home For A Small Family
  - Easy Access To Major Network Links

### Ground Floor

#### Entrance

Via a composite double glazed frosted door to hall.

#### Hall

5'8 x 4'4 (1.73m x 1.32m)

Central heating radiator, wood effect floor, stairs to first floor and door to reception room one.

#### Reception Room One

12'7 x 12'6 (3.84m x 3.81m)

Two hard wood double glazed windows, central heating radiator, wood effect floor. television point and open to reception room two.

#### Reception Room Two

8'9 x 7'8 (2.67m x 2.34m)

Hard wood double glazed window, central heating radiator, wood effect floor and door to kitchen.

#### Kitchen

12'5 x 7'7 (3.78m x 2.31m)

Hard wood double glazed window, range of wall and base units, oven with four ring gas hob and extractor hood, tiled splash back, stainless steel sink and drainer, plumbed for washing machine, dryer, space for under counter fridge and freezer, extractor fan, tiled effect flooring, composite double glazed frosted door to rear and door to WC.

#### WC

5'2 x 2'10 (1.57m x 0.86m)

Dual flush WC, wall mounted wash basin and tiled effect flooring.

### First Floor

#### Landing

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

#### Bedroom One

11' x 9'8 (3.35m x 2.95m)

UPVC double glazed window and central heating radiator.

#### Bedroom Two

9' x 8' (2.74m x 2.44m)

Two UPVC double glazed windows and central heating radiator.

#### Bedroom Three

7'3 x 6'10 (2.21m x 2.08m)

UPVC double glazed window, central heating radiator, wood effect flooring and door to above stairs storage.

#### Bathroom

6'8 x 5'10 (2.03m x 1.78m)

UPVC double glazed frosted window, central heating radiator, low bowl WC, pedestal wash basin, corner panelled bath with mixer tap and rinse head, extractor fan, part tiled elevation and wood effect flooring.

### External

#### Rear

Laid to lawn garden with gravel chip and bedding areas.

#### Front

Laid to lawn with gravel chip, driveway for two vehicles in tandem and leading to a single garage.



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