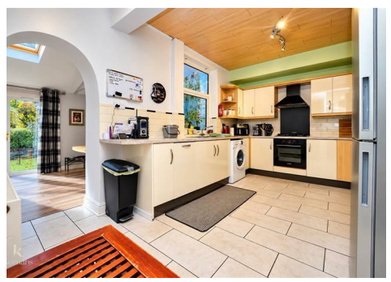
Keenans

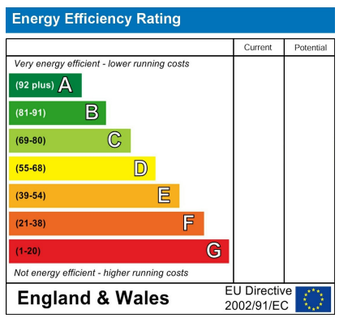












Haworth Avenue, Rossendale, BB4 8SS

£295,000

THE PERFECT FAMILY HOME

Situated on the sought-after Haworth Avenue in Rossendale, this beautifully presented three-bedroom extended semi-detached home offers spacious and modern living, making it the perfect choice for growing families.

The property boasts a welcoming and generously sized lounge, a stylish fitted kitchen and a bright dining room with direct access to the private, low-maintenance rear garden, providing the ideal space for relaxing or entertaining. A convenient downstairs WC adds further practicality to this fantastic family home.

Upstairs, the property offers three well-proportioned bedrooms and a modern three-piece bathroom, all designed with comfort in mind.

Externally, the home benefits from a spacious driveway providing off-road parking for multiple vehicle, along with a private rear garden that is not overlooked. Ideally located close to local schools and amenities, this wonderful home offers the perfect balance of space, comfort and convenience.

Early viewing is highly recommended to appreciate everything this fantastic family home has to offer!

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

Haworth Avenue, Rossendale, BB4 8SS

£295,000

3 1 2

- Semi Detached Property
- Two Spacious Reception Rooms
- Beautifully Presented Throughout
- EPC Rating TBC
- Driveway Providing Off Road Parking
- Three Piece Bathroom Suite & Downstairs WC
- Tenure Freehold
- Enclosed Rear Garden
- Three Spacious Bedrooms
- Council Tax Band B

Ground Floor

Entrance Hallway

4'8 x 4'1 (1.42m x 1.24m)

Composite front entrance door, central heating radiator, wood effect flooring, stairs to the first floor and door to reception room.

Reception Room One

14'9 x 13'11 (4.50m x 4.24m)

UPVC double glazed window, two central heating radiator, electric fire, coving, wood effect flooring and door to the kitchen.

Kitchen

18'6 x 4'6 (5.64m x 1.37m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with granite effect surfaces, stainless steel one and a half bowl sink with drainer and mixer tap, electric oven with four ring gas hob, extractor hood, integrated dishwasher, plumbing for washing machine, space for fridge freezer, understairs storage, smoke alarm, tiled flooring, door to WC, open archway to garden room and UPVC double glazed door to the side elevation.

WC

5'6 x 2'11 (1.68m x 0.89m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin, boiler cupboard and tiled flooring.

Reception Room Two

16'4 x 10'8 (4.98m x 3.25m)

UPVC double glazed window, two Velux windows, central heating radiator, feature wall lights, wood effect flooring and UPVC double glazed French doors to the rear.

First Floor

Landing

10'11 x 6'10 (3.33m x 2.08m)

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

Bedroom One

14'6 x 10'10 (4.42m x 3.30m)

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

Bedroom Two

10'10 x 9'4 (3.30m x 2.84m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10'11 x 7'11 (3.33m x 2.41m)

UPVC double glazed window and central heating radiator.

Bathroom

6'9 x 5'11 (2.06m x 1.80m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, panelled bath with direct feed shower overhead, marble effect tiled elevations, spotlights, extractor fan and tile effect flooring.

External

Front

Block paved driveway providing off road parking.

Rear

Artificial lawn garden with stone paving and a shed.

















Tel: 01706215618

www.keenans-estateagents.co.uk