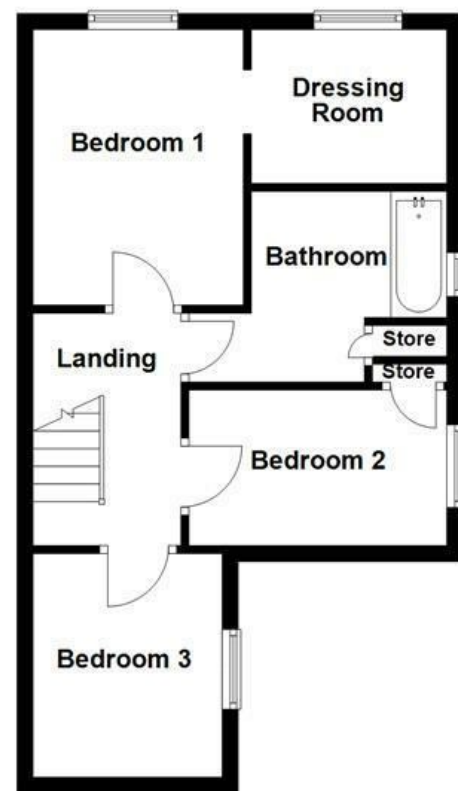


Ground Floor



First Floor



Billington Avenue, Rossendale, BB4 8UW

Offers Over £300,000

A WONDERFUL THREE BEDROOM SEMI-DETACHED PROPERTY IN ROSSENDALE

Nestled in the charming area of Constable, Rossendale, this delightful three-bedroom semi-detached house presents an ideal opportunity for families seeking a comfortable and inviting home. The property is situated in a desirable location, close to popular primary and secondary schools and known for its friendly community and convenient amenities, making it a perfect choice for those looking to settle down.

As you enter the home, you will find spacious living areas that are perfect for family gatherings and entertaining guests. The well-proportioned bedrooms provide ample space for relaxation and privacy, ensuring that everyone in the family has their own sanctuary.

One of the standout features of this property is the generous garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air during the warmer months. The garden is a low maintenance, landscaped garden that is south facing where you can enjoy the sunshine throughout the day and evening.

Additionally, the property boasts off-road parking, providing convenience and peace of mind for you and your family. This feature is particularly valuable in a family home, allowing for easy access and ensuring that your vehicles are safely parked.

In summary, this three-bedroom semi-detached house on Billington Avenue is a fantastic family home that combines comfort, space, and a lovely outdoor area. With its desirable location and practical features, it is sure to attract those looking for a welcoming place to call home. Do not miss the chance to view this wonderful property and envision the life you could create here.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Billington Avenue, Rossendale, BB4 8UW

Offers Over £300,000

 3  1  2  C

- Three Bedroom Semi Detached Home
 - Ideal Family Home
 - Double Driveway Providing Off Road Parking
 - Tenure - Leasehold
- Spacious Family Living Accommodation
 - Sought After Rossendale Location
 - EPC Rating - C
- Generous Rear Garden Space
 - Close To Local Amenities And Schools
 - Council Tax Band - C

Ground Floor

Entrance

Composite door to entrance hall.

Entrance Hall

4'4 x 3'3 (1.32m x 0.99m)

UPVC double glazed window, coving, doors to reception room, WC and storage, tiled flooring.

WC

5'11 x 3'9 (1.80m x 1.14m)

UPVC double glazed window, heated towel rail, two piece suite comprising of a dual flush WC and a vanity top basin with waterfall tap, tiled elevations, coving, Alpha boiler, tiled flooring.

Storage

8 x 8 (2.44m x 2.44m)

Power and door to garage.

Reception Room

18'2 x 12'9 (5.54m x 3.89m)

Two UPVC double glazed windows, central heating radiator, coving, spotlights, stairs to first floor, double doors to conservatory, door to kitchen and tiled flooring.

Kitchen

15'11 x 6'11 (4.85m x 2.11m)

UPVC double glazed window, a range of stone effect panelled wall and base units, stone effect laminate surfaces, inset sink with spring tap, integrated double electric oven, four ring induction hob, stone effect splashback, extractor unit, space for fridge freezer, integrated microwave, integrated washing machine, integrated slimline dishwasher, integrated bin, spotlights, door to exit, tiled flooring.

Conservatory

11'4 x 8'8 (3.45m x 2.64m)

UPVC double glazed surrounding windows, UPVC door to rear and tiled flooring.

First Floor

Bedroom One

11'4 x 8'8 (3.45m x 2.64m)

UPVC double glazed window, central heating radiator, coving, open access to dressing room.

Dressing Room

7'11 x 6'4 (2.41m x 1.93m)

UPVC double glazed window, central heating radiator, fitted wardrobe.

Bedroom Two

10'9 x 6'10 (3.28m x 2.08m)

UPVC double glazed window, central heating radiator, coving, door to storage.

Bedroom Three

9'2 x 7'9 (2.79m x 2.36m)

UPVC double glazed window, central heating radiator.

Bathroom

10'10 x 7'10 (3.30m x 2.39m)

UPVC double glazed frosted window, heated towel rail, three piece suite comprising of dual flush WC, vanity top wash basin with waterfall tap and a panelled bath with a waterfall tap and direct feed shower with rainfall head and additional rinse head, tiled elevations, extractor fan, coving, door to storage and tiled flooring.

External

Rear

Enclosed tiered garden with paved patio section, artificial grass, planter with stones.

Front

Paved Driveway.



Tel: 01706215618

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