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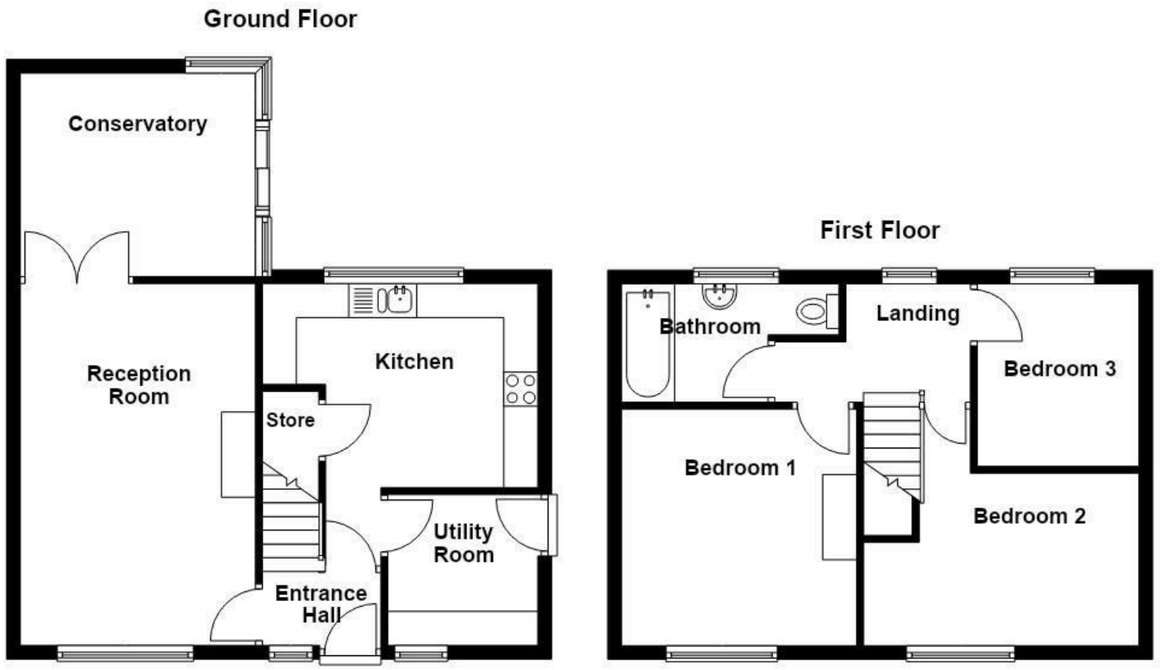

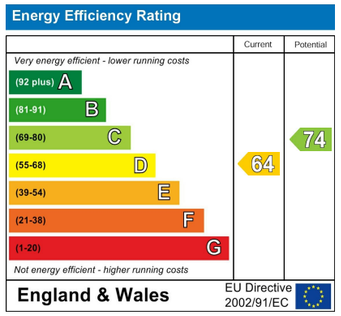

Fallbarn Crescent, Rossendale, BB4 6BQ

Offers In Excess Of £199,950

IMMACULATELY PRESENTED THREE-BEDROOM END TERRACE IN A SOUGHT-AFTER RAWTENSTALL AREA

Being brought to the market is this impressive three-bedroom end-terraced property, ideally positioned on a highly sought-after area in Rawtenstall. Offering an exceptional balance of stylish contemporary living, generous accommodation and attractive outdoor space, this superb home is perfectly suited to a wide range of buyers.
The property has been thoughtfully updated and presented to the highest standard throughout, combining a contemporary finish with a warm and welcoming feel. The ground floor provides an excellent sense of space, with a generously proportioned lounge with a multi fuel log burner leading through to an impressive conservatory, creating an additional versatile reception area with views over the rear garden. A contemporary fitted kitchen provides a stylish and practical space for everyday living, complemented by a separate utility area.
To the first floor are two double bedrooms and one single sized bedroom, each offering excellent proportions, alongside a modern newly installed family bathroom finished to a high standard.
Externally, the property continues to impress. The beautifully landscaped front garden is set back from the road, creating a peaceful and private approach while enhancing the property's attractive kerb appeal. To the rear is a superb tiered garden, offering a variety of spaces for relaxing, entertaining and enjoying the outdoors. Two substantial storage spaces provide valuable additional versatility, with both benefiting from power and lighting.

Combining its enviable position, generous indoor and outdoor accommodation and immaculate contemporary presentation, this exceptional home is ready to move straight into and is not to be missed.

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.

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www.keenans-estateagents.co.uk

Fallbarn Crescent, Rossendale, BB4 6BQ

Offers In Excess Of £199,950

3 1 2 D

- Immaculately Presented Three-Bedroom End-Terraced Home
- Contemporary Fitted Kitchen
- On Street Parking
- Tenure - Freehold
- Highly Sought-After Rawtenstall Estate
- Three Generously Sized Bedrooms
- EPC Rating - D
- Spacious Lounge And Conservatory
- Beautifully Landscaped Tiered Garden
- Council Tax Band - A

Ground Floor

Hallway
5'9 x 3'6 (1.75m x 1.07m)

Reception Room
17'5 x 11'4 (5.31m x 3.45m)

Conservatory
11 x 9'10 (3.35m x 3.00m)

Kitchen
13'6 x 13'3 (4.11m x 4.04m)

Utility Room
7'4 x 6'11 (2.24m x 2.11m)

First Floor

Landing
9'7 x 5'7 (2.92m x 1.70m)

Bedroom One
11'6 x 11'5 (3.51m x 3.48m)

Bedroom Two
13'7 x 11'9 (4.14m x 3.58m)

Bedroom Three
8'8 x 7'10 (2.64m x 2.39m)

Bathroom
10'5 x 5'6 (3.18m x 1.68m)

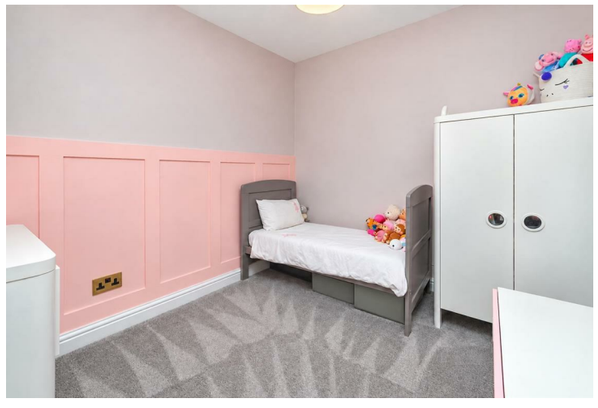
External

Front
Enclosed tiered garden with laid to lawn, paving, bedding, stone chippings.

Rear
Tiered enclosed garden with laid to lawn, paving, decking, two storage sheds.

Storage Shed One
14'8 x 11'8 (4.47m x 3.56m)

Storage Shed Two
11'7 x 4'7 (3.53m x 1.40m)



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