



Adelaide Street, Rossendale, BB4 8PW

£200,000

A FULLY UPDATED MID TERRACED PROPERTY

Nestled on the charming Adelaide Street in Crawshawbooth, this exquisite mid-terraced house is a true gem, showcasing an impeccable standard of presentation and an abundance of indoor space. The property has been thoughtfully updated, ensuring a luxurious and stylish environment that is ready for you to move straight into.

Boasting three well-appointed bedrooms, this home features a contemporary fitted kitchen and a modern bathroom, both designed with the highest quality finishes. The fantastic cellar conversion has been fully equipped to serve as a utility room, adding to the practicality of the space. Additionally, the enviable loft conversion provides a delightful third bedroom, perfect for family living or accommodating guests.

This property is not just a house; it is a perfect family home that has been a credit to its current owners. The attention to detail and quality of the finishes create an inviting atmosphere that is truly not to be missed.

Situated in one of the most desirable locations, residents can enjoy breath-taking views while being just a stone's throw away from local village amenities, including restaurants, pubs, coffee

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

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- An Exquisite Mid Terraced Property
- Modern Fixtures And Fittings
- On Street Parking
- Tenure Leasehold
- Three Bedrooms
- Stylish Interiors
- Council Tax Band A
- Fully Updated Throughout
- Sought After Location
- EPC Rating TBC

Ground Floor

Entrance

Composite double glazed frosted door to the entrance vestibule.

Entrance Vestibule

4'1 x 3'4 (1.24m x 1.02m)

Wood effect laminate flooring, door to the Reception Room

Reception Room

15'4 x 13'1 (4.67m x 3.99m)

UPVC double glazed window, central heating radiator, cast iron multi fuel burner with stone hearth and oak mantle, television point, wood effect laminate flooring, door the kitchen diner.

Kitchen Diner

13'11 x 12'10 (4.24m x 3.91m)

UPVC double glazed window, upright central heating radiator, a range of grey high glossed wall and base units, granite effect surface, composite sink and drainer with mixer tap, integrated Hotpoint electric high rise double oven with a four ring induction hob, integrated fridge freezer and washing machine, spotlights, pendant lighting, breakfast bar, integrated Worcester boiler, tiled flooring, door to staircase to the lower ground floor, staircase to the first floor, composite door to the rear.

Lower Ground Floor

Utility Room

12'6 x 11'2 (3.81m x 3.40m)

Central heating radiator, spotlights, a range of matte black wall and base units, marble effect surface, plumbing for dryer, space for fridge, herringbone effect laminate flooring.

First Floor

Landing

16'9 x 5'8 (5.11m x 1.73m)

Central heating radiator, doors to two bedrooms, bathroom and staircase to the second floor.

Bedroom One

13'11 x 11'11 (4.24m x 3.63m)

UPVC double glazed window, central heating radiator.

Bedroom Two

8'8 x 7'9 (2.64m x 2.36m)

UPVC double glazed window, central heating radiator.

Bathroom

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

Chrome heated towel rail, a four piece suite comprising of a dual flush WC, vanity top wash basin with waterfall mixer tap, direct feed shower enclosure, freestanding bath with waterfall mixer tap and rinse head, spotlights, extractor fan, tiled elevations, wood effect tiled flooring.

Second Floor

Bedroom Three

19'5 x 13'11 (5.92m x 4.24m)

Two Velux windows, central heating radiator, smoke alarm, feature wall light, exposed beams.

External

Front

Paved courtyard.

Rear

Enclosed paved yard with additional decking and storage shed.



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