

Total area: approx. 948.2 sq. feet

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			
(55-68) D		63	79
(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.

## Crabtree Avenue, Rossendale, BB4 9TE

### £250,000

A SUPERB TRUE BUNGALOW WITH AMPLE OFF ROAD PARKING

Keenans are proud to bring to the market this superb true bungalow situated in a quiet area of Rossendale with countryside views. This wonderful three-bedroom property is just a short distance to town centre where there are ample shops and eateries, nearby countryside walks, a short drive to local amenities and close to well-regarded schools. The property boasts deceptively spacious interiors, a wrap-around garden to the front and rear of the property and ample off-road parking. This property is not one to be missed!

The property comprises, briefly, to the ground floor; entrance to a welcoming hallway which has doors providing access to the living room, main bedroom/second reception room, two further bedrooms, a modern three-piece shower room and a spacious kitchen. The kitchen is fitted with cream wall and base units and has doors providing access to the utility area and to the conservatory. The spacious conservatory has doors providing access to the rear garden.

Externally, to the rear of the property there is a wrap-around enclosed garden with a gate leading to the off-road parking. To the front of the property there is an enclosed garden with a lawn area, bedding areas and mature shrubbery.

View early to avoid disappointment! Contact our Rossendale team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansestateagents

# Crabtree Avenue, Rossendale, BB4 9TE

£250,000



- Council Tax Band C
- Close Proximity To Local Amenities Amenities
- Nearby Schools
- Tenure Leasehold
- EPC Rated D
- Three Bedrooms
- Detached Property
- Ample Off Road Parking
- Fitted Kitchen
- Wrap Around Garden

## Ground Floor

### Vestibule

5'00 x 3'01 (1.52m x 0.94m )

Two UPVC double glazed window, door to hall.

### Hall

14'02 x 11'05 (4.32m x 3.48m )

Central heating radiator, picture railing, doors to reception room one, reception room two/bedroom one, bedroom two, bedroom three, bathroom, kitchen.

### Reception Room One

14'07 x 11'05 (4.45m x 3.48m)

UPVC double glazed bay window, central heating radiator, coving, ceiling rose, television point, electric fire.

### Bedroom One

14'08 x 11'07 (4.47m x 3.53m )

UPVC double glazed window, central heating radiator, fitted wardrobes, ceiling rose.

### Bedroom Two

13'00 x 10'08 (3.96m x 3.25m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, UPVC double glazed french doors to rear garden.

### Bedroom Three

8'11 x 6'11 (2.72m x 2.11m )

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

### Kitchen

14'03 x 11'11 (4.34m x 3.63m)

UPVC double glazed window, cream wall and base units, laminate worktops, ceramic one and a half sink with drainer and mixer taps, double oven, four ring electric hob with extractor hood, stainless steel splash-back, space for fridge/freezer, plumbing for dishwasher, part tiled elevations, coving, spotlights, tiled floor, door to utility room, conservatory,

### Utility Room

5'01 x 3'02 (1.55m x 0.97m )

UPVC double glazed window, plumbing for washing machine, boiler.

## Conservatory

14'01 x 8'09 (4.29m x 2.67m)

UPVC double glazed windows, fitted blinds, UPVC double glazed french door to rear garden.

## Bathroom

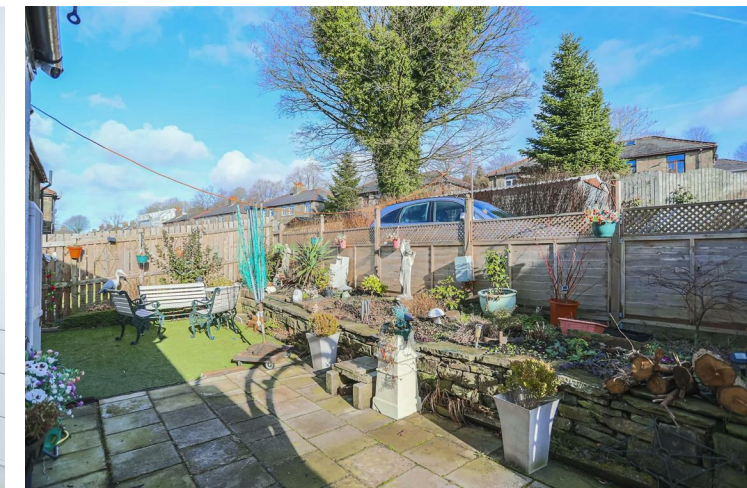
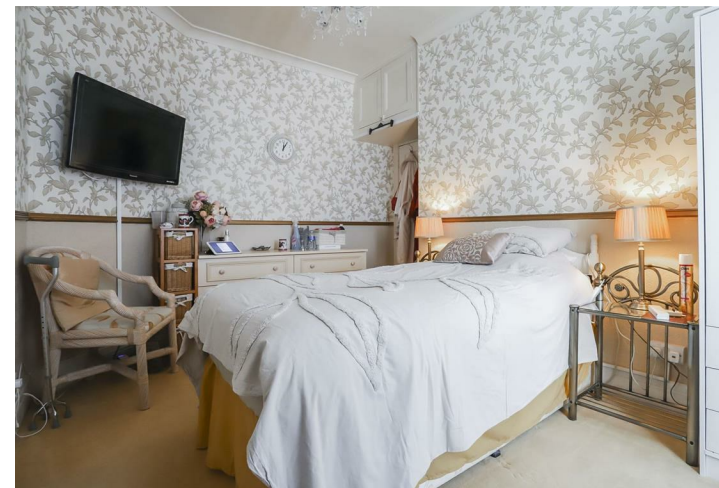
8'08 x 5'09 (2.64m x 1.75m)

UPVC double glazed frosted window, central heating towel railing, dual flush WC, vanity top wash basin with mixer taps, double main feed shower with fitted jets, tiled elevations, tiled floors, access to attic.

## Externally

### Front

Enclosed garden, mature shrubs, bedding areas.



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