



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(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	

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Johnny Barn Close, Rossendale, BB4 7TB

£2,500 Per Month

A STUNNING FOUR BEDROOM DETACHED FAMILY HOME

Situated in the area of Johnny Barn, Rossendale, this exquisite four-bedroom detached family home is a perfect sanctuary for those seeking space and comfort. The property boasts a neutral finish throughout, creating a warm and inviting atmosphere that is ideal for a growing family.

Upon entering, you will find two generous reception rooms that offer ample space for relaxation and entertaining. The heart of the home is undoubtedly the stunning open-plan kitchen and dining room, which seamlessly connects to the rear garden, allowing for a delightful indoor-outdoor living experience. The kitchen is well-equipped and designed for both functionality and style, making it a wonderful space for family gatherings and culinary adventures.

The property features four well-proportioned bedrooms, providing plenty of room for family members or guests. Additionally, there are two modern bathrooms, ensuring convenience for all. A separate utility room and a downstairs WC add to the practicality of this lovely home.

Outside, you will appreciate the off-road parking and garage, which offer secure and convenient access. The great-sized rear garden is perfect for children to play, hosting summer barbecues,

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- Easy Access To Major Commuter Routes
- Council Tax Band E
- Off Road Parking
- Detached Property
- Four Bedrooms
- Abundance Of Space
- Viewing Essential
- Ample Low Maintenance Garden
- Ideal Family Home

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hall

17'4 x 4'2 (5.28m x 1.27m)

Spotlights, wood effect flooring with under floor heating, stairs to first floor, doors to garage, reception room and kitchen.

Reception Room

13'10 x 9'3 (4.22m x 2.82m)

UPVC double glazed window, spotlights, smoke alarm, cast iron log burner, television point, under floor heating and door to under stairs storage.

Garage

20'5 x 9'9 (6.22m x 2.97m)

Remote up and over door.

Kitchen

18'2 x 9'7 (5.54m x 2.92m)

UPVC double glazed window, range of wall and base units, quartz work tops, breakfast bar, oven and microwave in a high rise unit, five ring induction hob, extractor hood, inset sink with integrated draining ridges and mixer tap, integrated dishwasher, fridge freezer, spotlights, smoke alarm, wood effect flooring with under floor heating, open access to a family room and door to storage and utility.

Family Room

13'1 x 9'10 (3.99m x 3.00m)

Atrium roof, UPVC double glazed window and French doors to rear and wood effect flooring with under floor heating.

Utility

6'5 x 5'9 (1.96m x 1.75m)

Range of wall and base units, quartz work tops, stainless steel sink with mixer tap, plumbed for washing machine, dryer, enclosed boiler, wood effect flooring with under floor heating, composite door to side elevation and door to WC.

WC

5'9 x 4'9 (1.75m x 1.45m)

UPVC double glazed frosted window, dual flush WC, wall mounted wash basin with mixer tap, illuminated mirror and wood effect flooring with under floor heating.

First Floor

Landing

UPVC double glazed window, central heating radiator, loft access, smoke alarm, spotlights, doors to four bedrooms, bathroom and airing cupboard.

Bedroom One

14'1 x 13'9 (4.29m x 4.19m)

UPVC double glazed window, central heating radiator and door to en suite.

En Suite

7'1 x 3'10 (2.16m x 1.17m)

Central heating towel rail, dual flush WC, wall mounted wash basin with mixer tap, direct feed shower enclosure with rinse head, illuminate mirror, extractor fan, spotlights, full tiled elevation and tiled flooring.

Bedroom Two

13'4 x 9'5 (4.06m x 2.87m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10'5 x 10'2 (3.18m x 3.10m)

UPVC double glazed window and central heating radiator.

Bedroom Four

10'2 x 9'11 (3.10m x 3.02m)

UPVC double glazed window and central heating radiator.

Bathroom

7'8 x 5'11 (2.34m x 1.80m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, tiled panel bath with mixer tap, overhead direct feed shower with rinse head, extractor fan, spotlights, tiled elevation and tiled floor.

External

Rear

Laid to lawn garden with paving.

Front

Laid to lawn garden, bedding area, block paved drive for off road parking for numerous vehicles and leading to the integral garage.



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