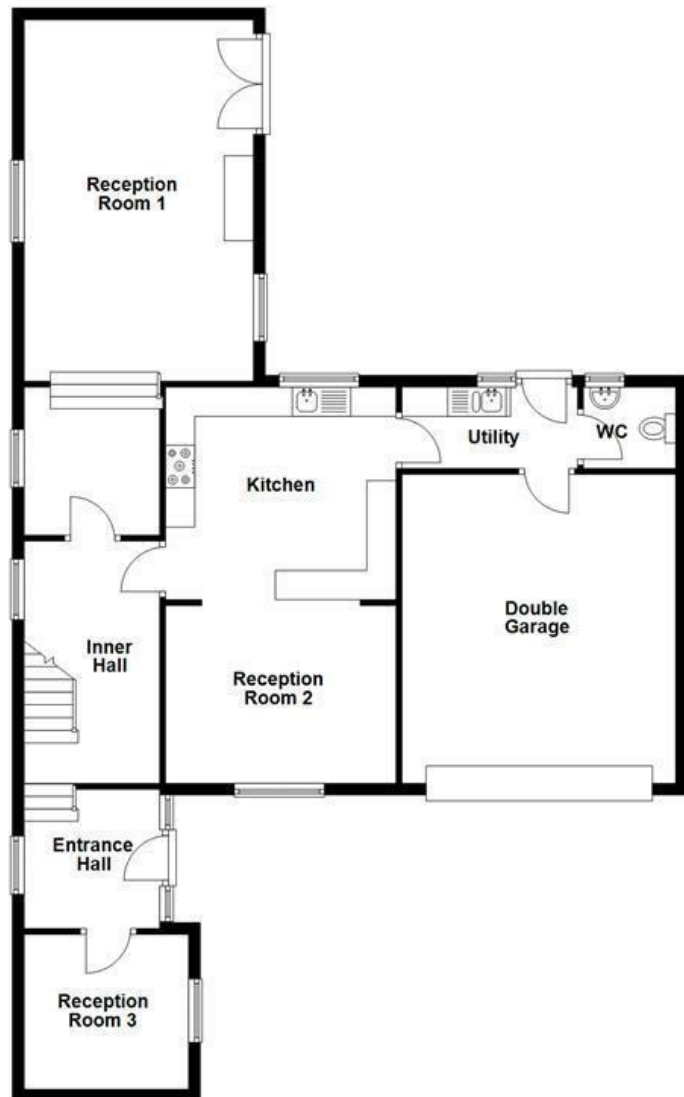


Ground Floor



First Floor



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 65 | 75 |
| (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.

Wolfenden Green, Rossendale, BB4 9DA Offers In The Region Of £500,000

AN IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME

Nestled in the picturesque area of Wolfenden Green, Rossendale, this substantial detached family home offers an exceptional living experience. With its charming façade and stunning views, the property is a true gem for those seeking both comfort and style.

Upon entering, you are greeted by a warm and welcoming atmosphere, enhanced by the neutral yet stylish decor that flows throughout the home. The spacious living accommodation includes three inviting reception rooms, perfect for both relaxation and entertaining. The heart of the home is undoubtedly the well-appointed kitchen, which seamlessly connects to the dining area, making it ideal for family gatherings.

This residence boasts four generously sized bedrooms, ensuring ample space for family and guests alike. The main bedroom features an ensuite bathroom, providing a private sanctuary for the homeowners. The additional family bathroom is equally well-designed, catering to the needs of the household.

Outside, the gorgeous rear garden is a standout feature, offering a tranquil retreat where one can unwind and enjoy the stunning views. The property also benefits from off-road parking and a garage, providing convenience and security for your vehicles.

Wolfenden Green, Rossendale, BB4 9DA

Offers In The Region Of £500,000

 4  3  3  D

- Outstanding Detached Property
- Abundance of Living Space
- Off Road Parking and Double Garage
- EPC Rating D
- Four Bedrooms
- Immaculate Presentation Throughout
- Tenure Leasehold
- Two Bathrooms
- Stunning Rear Garden
- Council Tax Band F

Ground Floor

Entrance Hall

7'10 x 7'7 (2.39m x 2.31m)

Composite double glazed front door, three UPVC double glazed windows, central heating radiator, door to reception room three and steps to inner hall.

Reception Room Three

9'3 x 8'8 (2.82m x 2.64m)

UPVC double glazed window, central heating radiator and spotlights.

Inner Hall

13'7 x 7'7 (4.14m x 2.31m)

UPVC double glazed window, central heating radiator, spotlights, doors leading to reception room one, kitchen and stairs to first floor.

Reception Room One

29'0 x 12'11 (8.84m x 3.94m)

Three UPVC double glazed windows, three central heating radiators, wall inset fire, spotlights and UPVC double glazed French doors to rear.

Kitchen

13'0 x 11'7 (3.96m x 3.53m)

UPVC double glazed window, range of panelled wall and base units with granite work surfaces and upstands, breakfast bar, Rangemaster cooker with five ring gas hob and extractor hood, tiled splashback, inset stainless steel sink with integrated draining ridges and mixer tap, integrated fridge and freezer, integrated dishwasher, integrated wine fridge, spotlights, Karndean flooring, open to reception room two and door to utility.

Reception Room Two

13'0 x 10'0 (3.96m x 3.05m)

UPVC double glazed window, two central heating radiators, spotlights, television point and Karndean flooring.

Utility

9'11 x 4'7 (3.02m x 1.40m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with laminate work surfaces, stainless steel one and a half bowl sink and drainer with mixer tap, plumbing for washing machine, space for dryer, Karndean flooring, doors to WC, garage and out to rear.

WC

4'9 x 4'7 (1.45m x 1.40m)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin with traditional taps and Amtico flooring.

Double Garage

18'6 x 15'5 (5.64m x 4.70m)

Floor mounted boiler and up and over remote garage door.

First Floor

Landing

UPVC double glazed window, central heating radiator, loft hatch, spotlights, doors leading to four bedrooms, bathroom and store.

Bedroom One

15'3 x 12'0 (4.65m x 3.66m)

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

En Suite

8'5 x 5'10 (2.57m x 1.78m)

UPVC double glazed frosted window, central heated towel rail, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head, PVC panelling to ceiling, spotlights, extractor fan, tiled elevations and tiled flooring.

Bedroom Two

15'4 x 10'0 (4.67m x 3.05m)

Central heating radiator and UPVC double glazed sliding door to Juliet balcony.

Bedroom Three

10'0 x 9'11 (3.05m x 3.02m)

UPVC double glazed window and central heating radiator.

Bedroom Four

10'3 x 8'5 (3.12m x 2.57m)

Two UPVC double glazed windows and central heating radiator.

Bathroom

9'11 x 6'9 (3.02m x 2.06m)

Velux window, central heating radiator, low basin WC, pedestal wash basin with mixer tap, corner jacuzzi bath with mixer tap, bidet, tiled elevations and tiled flooring.

Store

8'6 x 3'6 (2.59m x 1.07m)

External

Rear

Raised laid to lawn garden with patio and bedding areas.

Front

Block paved driveway and access to garage.



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