



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		17	70
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.

Bottoms Row, Rossendale, BB4 7EG

£200,000

A NOT TO BE MISSED THREE BEDROOM PROPERTY IN ROSSENDALE

Nestled in the charming area of Bottoms Row, Rossendale, this delightful family home offers a perfect blend of comfort and modern living. The property boasts a stunning kitchen/diner, designed to be the heart of the home, making it an ideal space for family gatherings and entertaining friends. With ample room for a growing family, this house provides a warm and inviting atmosphere that is sure to make you feel right at home.

Situated in a semi-rural location, the property enjoys the tranquillity of countryside living while still being conveniently close to surrounding towns. This means you can relish the peace and quiet of rural life without sacrificing access to local amenities and services. The good transport links in the area ensure that commuting to nearby towns is both easy and efficient, making this home a practical choice for families.

In summary, this property is not just a house; it is a wonderful family home that offers both space and style in a picturesque setting. If you are looking for a place where you can create lasting memories with your loved ones, this could be the perfect opportunity for you.

Bottoms Row, Rossendale, BB4 7EG

£200,000

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- Tenure Freehold
- On Street Parking
- Ideal First Time Buy
- Easy Access To Major Commuter Routes
- Council Tax Band C
- Three Well Proportioned Bedrooms
- Recently Refurbished
- EPC Rating G
- Sought After Area
- Viewing Essential

Ground Floor

Entrance Hall

7'11 x 6'3 (2.41m x 1.91m)

Reception Room

15'4 x 14'8 (4.67m x 4.47m)

Kitchen/Dining Area

18'2 x 13' (5.54m x 3.96m)

Utility

6'3 x 5'2 (1.91m x 1.57m)

First Floor

Landing

8'6 x 6'7 (2.59m x 2.01m)

Bedroom One

14'2 x 10'1 (4.32m x 3.07m)

Bedroom Two

10'8 x 9'7 (3.25m x 2.92m)

Bedroom Three

8'4 x 8'3 (2.54m x 2.51m)

Bathroom

13'5 x 8'1 (4.09m x 2.46m)

Landing Two

14'7 x 2'10 (4.45m x 0.86m)



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