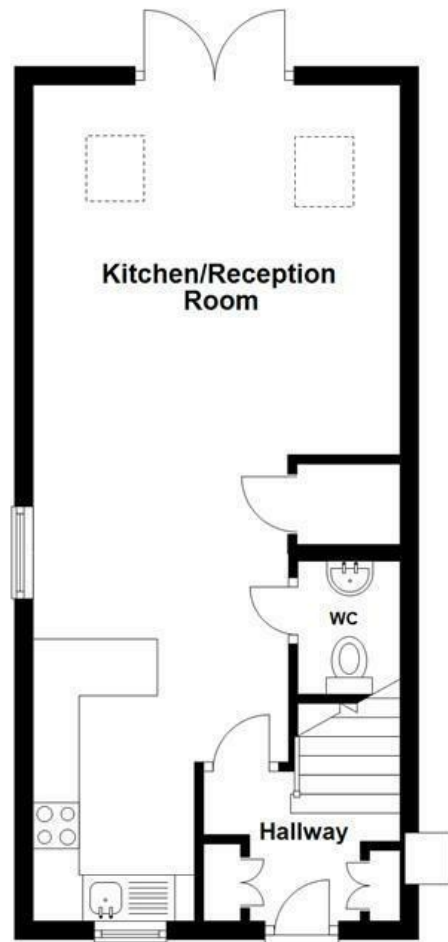
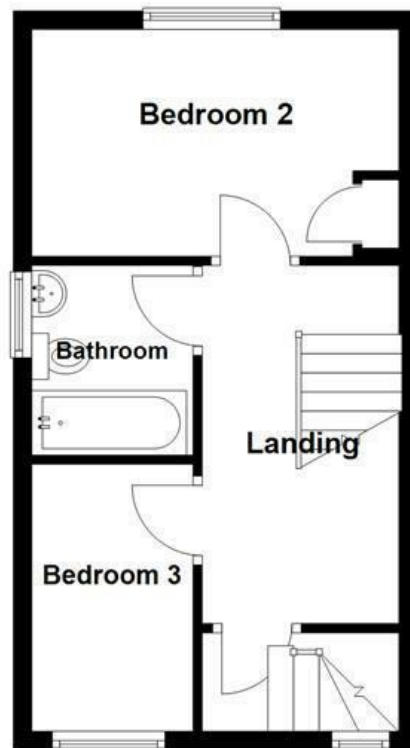


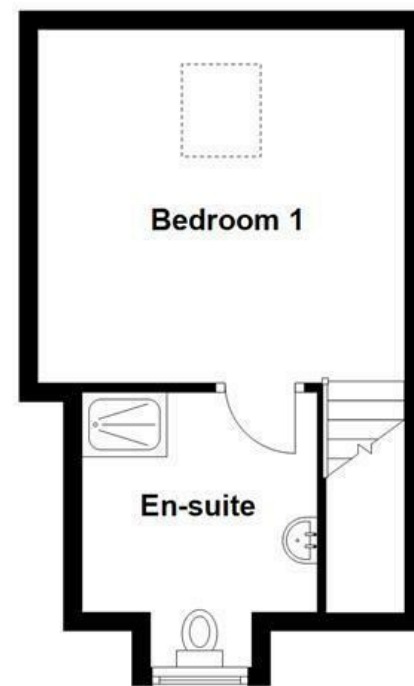
**Ground Floor**  
Approx. 383.8 sq. feet



**First Floor**  
Approx. 337.1 sq. feet



**Second Floor**  
Approx. 264.4 sq. feet



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.

## Great Clough Drive, Rossendale, BB4 8XP

**£295,000**

Welcome to this stunning townhouse located on Great Clough Drive in the charming area of Loveclough, Rossendale. This delightful property boasts spacious rooms and a modern, fresh decor throughout, making it an ideal home for families or professionals seeking comfort and style.

As you approach the house, you will appreciate the convenience of a private driveway, providing ample parking space. The private rear garden is a true gem, featuring a lovely wooden patio, perfect for enjoying sunny afternoons or entertaining guests.

Upon entering the ground floor, you will find a well-designed open plan reception room and kitchen. This inviting space is enhanced by French doors that lead directly to the rear garden, allowing for an abundance of natural light to fill the room. Additionally, a convenient WC is located on this level, adding to the practicality of the home.

Moving to the first floor, you will discover two generously sized bedrooms, along with a stylish bathroom. The layout is thoughtfully designed to provide comfort and privacy. A staircase leads you to the master bedroom on the second floor, offering a peaceful retreat with ample space.

This property is not only a beautiful home but also a wonderful opportunity to enjoy the tranquil surroundings of Loveclough. With its modern features and spacious layout, this townhouse is sure to impress. Do not miss the chance to make this exceptional property your new home.

# Great Clough Drive, Rossendale, BB4 8XP

£295,000



- Semi Detached Property
- Modern Fixtures And Fittings
- Spacious Rear Garden
- Council Tax Band C
- Three Bedrooms With Large Master Bedroom On The Second Floor
- Sought After Location Of Loveclough
- Tenure Freehold
- Main Bathroom, Ensuite To Master Bedroom, WC
- Open Plan Living
- EPC Rating B

## Internal

### Ground Floor

#### Entry Hall

7' x 5'4 (2.13m x 1.63m)

PVC front door with frosted windows into entry hall, wood effect laminate flooring, storage to both sides of front door, stairs to first floor, doors to kitchen/reception room

#### Kitchen

11'8 x 7 (3.56m x 2.13m)

UPVC double glazed window, central heating radiator, spot lights, wood effect laminate flooring, Wooden pan wall and base units, marble effect worktop, ceramic sink with mixer tap and drain, integrated cooker, washing machine and dishwasher, four electric hobs, open plan to reception room, door to WC, door to storage

#### WC

5'6 x 3'9 (1.68m x 1.14m)

Heated towel rail, dual flush toilet, pedal sink

#### Reception Room

18'1 x 13'1 (5.51m x 3.99m)

UPVC double glazed window, UPVC double glazed French doors, two UPVC double glazed sky lights, central heating radiator, wood effect laminate flooring, tv point, media wall built in storage with space to mount tv

### First Floor

#### Landing

Doors to bedroom one, bedroom two, bathroom and stairs to second floor

#### Bedroom Two

13'2 x 6'2 (4.01m x 1.88m)

UPVC double glazed window, central heating radiator

#### Bedroom Three

9'6 x 6'2 (2.90m x 1.88m)

UPVC double glazed window, central heating radiator

#### Bathroom

6'4 x 6'2 (1.93m x 1.88m)

UPVC double glazed frosted window, heated towel rail, extractor fan, tiled floor and part tiled walls, dual flush toilet, pedal sink, mixer tap, PVC bath with overhead shower

## Second Floor

### Bedroom One

13'0 x 12'7 (3.96m x 3.84m)

UPVC double glazed sky light, smoke alarm, smart central heating radiator control, built in wardrobe, door to ensuite

### Ensuite

9'9 x 8'7 (2.97m x 2.62m)

UPVC double glazed frosted window, heated towel rail, extractor fan, tiled floor and splash back, dual flush toilet, wall mounted sink, mixer tap, direct feed walk in shower

## External

### Front

Brick pathway and driveway for multiple vehicles, grass area, flower bedding

### Rear

Grass area, Paved path leading from cornered wooden decking to French doors to reception room



Tel: 01706215618

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