

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.









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 firms employment has the authority to make or give any representation or warranty in respect of the property.

113 Chorley Road, Swinton, Manchester, Lancashire, M27 4AA
Tel: 01616960085 | Email: kpm@keenanslettings.co.uk
www.keenans-estateagents.co.uk

Haslingden Road, Rossendale, BB4 6RE

£1,300 Per Month

A STUNNING FOUR BEDROOM FAMILY HOME

Conveniently situated in the heart of a popular area close to the centre of Rawtenstall, this immaculate four bedroom property is being welcomed to the rental market. With spacious interiors and also great storage space it is ideally suited for a growing family or a couple looking for that extra space. The property is just a short walk away from a local amenities and a short drive to local supermarkets, close to good schools and ideal for accessing major commuter routes.

The property comprises briefly, to the ground floor; entrance through the vestibule to the beautiful living room. The living room boast a dual fuel log burner and provides access to the kitchen, a door to the cellar and stairs to the first floor. The spacious kitchen has stunning features and provides access to the rear garden. To the first floor there is a a landing that provides access to two double bedrooms, a door to a four piece suite bathroom and stairs to second floor. To the second floor the landing provides access to two more bedrooms. One being the main bedroom with built in wardrobes and access the a stylish En-suite. Externally, to the rear of the property there is a shared access path with steps leading up to a tiered decking area providing seating space.

For further information, or to arrange a viewing, please contact our Lettings team at your earliest convenience.

Haslingden Road, Rossendale, BB4 6RE

£1,300 Per Month

4 2 2 D

- Fantastic Family Home
- Modern Bathroom & En Suite
- Council Tax Band B
- AVAILABLE MID JANUARY
- Set Over Four Floors
- Lower Ground Floor Cellar
- Close Proximity To Local Amenities
- Contemporary Fitted Kitchen
- Tiered Decked Garden
- EPC Rating D

Ground Floor

Entrance Vestibule

3'9 x 3'2 (1.14m x 0.97m)

UPVC double glazed front entrance door, spotlights, tiled flooring and door to the reception room.

Reception Room

17'10 x 14'5 (5.44m x 4.39m)

UPVC double glazed window with fitted blinds, central heating radiator, multi fuel burning stove, television point, spotlights, smoke alarm, stone flooring, stairs to the cellar, stairs to the first floor and door to the kitchen.

Kitchen

14'11 x 14'3 (4.55m x 4.34m)

UPVC double glazed window, central heating radiator, range of wood panelled wall and base units with quartz surfaces and tiled splashbacks, stainless steel one and a half bowl sink with drainer and mixer tap, range cooker with five ring electric hob, integrated dishwasher and microwave, space for fridge freezer, stone flooring and UPVC double glazed door to the rear.

Lower Ground Floor

Cellar

17' x 14'5 (5.18m x 4.39m)

Split into four separate rooms with doorways to each one, power and fuse box.

First Floor

Landing

Spotlights, exposed stone, stairs to the second floor and doors to two bedrooms and bathroom.

Bedroom Two

17'7 x 14'6 (5.36m x 4.42m)

UPVC double glazed window, central heating radiator, open fire with stone surround, fitted wardrobes and spotlights.

Bedroom Three

16' x 9'3 (4.88m x 2.82m)

UPVC double glazed window, central heating radiator and fitted storage.

Bathroom

12'3 x 6'11 (3.73m x 2.11m)

UPVC double glazed window, central heating towel rail, dual flush WC, pedestal wash basin, panelled bath direct feed shower unit, part tiled elevations, spotlights and laminate flooring.

Second Floor

Landing

Exposed stone wall and doors to two bedrooms.

Bedroom One

13'11 x 13'8 (4.24m x 4.17m)

Two Velux windows, central heating radiator, fitted storage, exposed stone wall, exposed beams, spotlights and door to en suite.

En Suite

13'7 x 5' (4.14m x 1.52m)

Velux window, central heating towel rail, low basin WC, pedestal wash basin, ball and claw roll top bath, part wood cladded elevations, exposed beams, spotlights and tiled flooring.

Bedroom Four

9'8 x 8' (2.95m x 2.44m)

Velux window, central heating radiator, eaves storage, exposed beams and spotlights.

External

Rear

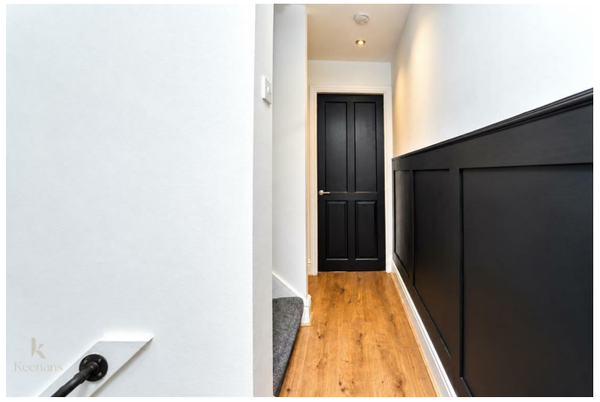
Multilevel decked garden.



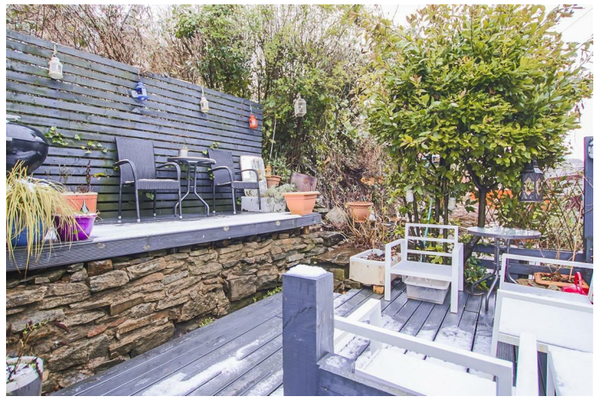














Tel: 01616960085

www.keenans-estateagents.co.uk