

Seymour Close, Rossendale, BB4 8XL

£300,000

PERFECT FAMILY HOME

Situated in the charming area of Seymour Close, Rossendale, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house features a modern bathroom, ensuring that your daily routines are both comfortable and efficient. One of the standout features of this property is the private garden, which offers a serene outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, off-road parking is available, providing ease and security for your vehicles.

This home is situated in a friendly neighbourhood, making it a wonderful place to settle down. With local amenities and beautiful countryside nearby, you will find everything you need within easy reach. This property presents an excellent opportunity to enjoy a peaceful lifestyle in a desirable location. Don't miss the chance to make this lovely house your new home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(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	

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.

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- Three Bedroom Semi Detached Family Home
- Beautifully Presented Throughout
- Double Driveway Providing Off Road Parking
- Tenure - Freehold
- Stunning Open Plan Kitchen Diner
- Enclosed Gardens With Scenic Backdrop
- EPC Rating - B
- Two Contemporary Bathrooms
- Sought After Rawtenstall Development
- Council Tax Band - C

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hall

5'6 x 5 (1.68m x 1.52m)

Central heating radiator, smoke alarm, door to kitchen diner, stairs to first floor.

Kitchen Diner

17'2 x 10'7 (5.23m x 3.23m)

UPVC double glazed window, central heating radiator, spotlights, range of grey matte wall and base units, marble effect surfaces, stainless steel splashbacks, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, integrated fridge freezer and dishwasher, extractor fan, smoke alarm, understairs storage, tiled flooring, doors to reception room and WC.

WC

5'2 x 3 (1.57m x 0.91m)

Central heating radiator, two piece suite comprising of dual flush WC and a corner pedestal washbasin with mixer tap, extractor fan, tiled flooring.

Reception Room

13'11 x 11'4 (4.24m x 3.45m)

Central heating radiator, smoke alarm, television point, UPVC double glazed French doors to rear.

First Floor

Landing

12'10 x 6'7 (3.91m x 2.01m)

UPVC double glazed window, central heating radiator, smoke alarm, doors to two bedrooms, bathroom and further landing.

Bedroom Two

13'11 x 11'4 (4.24m x 3.45m)

UPVC double glazed window, central heating radiator, storage cupboard.

Bedroom Three

10'11 x 7 (3.33m x 2.13m)

UPVC double glazed window, central heating radiator.

Bathroom

7 x 6'3 (2.13m x 1.91m)

Central heating radiator, three piece suite comprising of a panelled bath with mixer tap and direct feed shower, a pedestal wash basin with mixer tap and a dual flush WC, tiled elevations, spotlights, extractor fan and tiled flooring.

Further Landing

6'7 x 4'3 (2.01m x 1.30m)

UPVC double glazed window, central heating radiator, stairs to second floor.

Second Floor

Bedroom One

22'4 x 13'11 (6.81m x 4.24m)

Velux window, UPVC double glazed window, central heating radiator, dual flush WC, television point, door to en suite.

En Suite

8'9 x 4'9 (2.67m x 1.45m)

Velux window, central heating radiator, three piece suite comprising of a pedestal wash basin with mixer tap, dual flush WC and a double direct feed shower enclosure, tiled elevations, extractor fan, spotlights, tiled flooring.

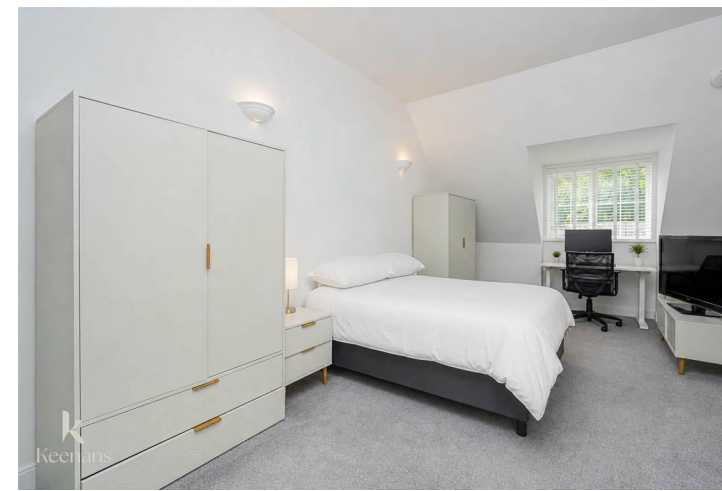
External

Rear

Laid to lawn garden with paving and bedding areas.

Front

Double driveway, laid to lawn garden with paving and bedding areas.



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