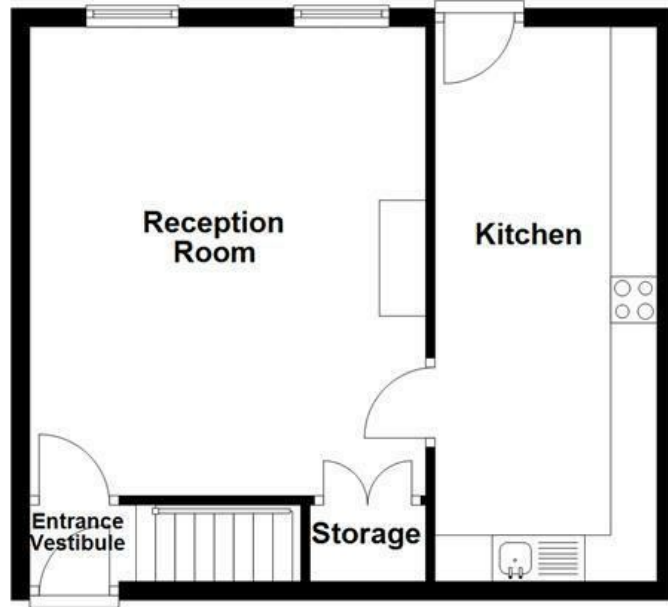


**Ground Floor**  
Approx. 40.6 sq. metres (436.7 sq. feet)



**First Floor**  
Approx. 40.6 sq. metres (436.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		56	
(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.

## Barnes Avenue, Rossendale, BB4 8ST

**£290,000**

Nestled on Barnes Avenue in the charming area of Rossendale, this stunning semi-detached home offers a perfect blend of comfort and modern living. As you approach the property, you are greeted by a large front garden and a recently renovated driveway that provides ample space for multiple vehicles, ensuring convenience for you and your guests.

Upon entering, you are welcomed into a spacious entry hall that leads directly to a generous reception room. This inviting space is perfect for relaxation and entertaining, featuring ample storage solutions and a seamless connection to the kitchen, making it an ideal hub for family gatherings.

Venturing upstairs, you will find three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The fully fitted bathroom on this level is designed with both style and functionality in mind, catering to the needs of a modern family.

The large rear garden is a standout feature of this property, providing a private outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air on sunny days.

This delightful home on Barnes Avenue is not just a property; it is a place where memories can be made. With its spacious interiors, beautiful gardens, and convenient location, it presents an excellent opportunity for those seeking a family home in the heart of Rossendale.

# Barnes Avenue, Rossendale, BB4 8ST

£290,000



- Three Bedroom Semi Detached
- Modern Fitted Bathroom
- Off Road Parking
- Tenure - Freehold
- Spacious Family Reception Room
- Ideal Family Home
- EPC Rating - D
- Large Front And Rear Gardens
- Spacious Entrance Hall
- Council Tax Band - B

## Ground Floor

### Entrance

PVC door to hall.

### Hall

3'3 x 3'4 (0.99m x 1.02m)

Doors to reception room, stairs to first floor.

### Reception Room

16'7 x 14 (5.05m x 4.27m)

Two UPVC double glazed windows, central heating radiators, gas fire, wood surround, understairs storage, door to kitchen.

### Kitchen

19'8 x 7'10 (5.99m x 2.39m)

UPVC double glazed window, central heating radiator, wooden wall and base units, space for cooker and fridge, plumbing for washing machine, frosted PVC door to rear garden, spotlights, tiled flooring.

## First Floor

### Landing

Loft access, Doors to three bedrooms and bathroom.

### Bedroom One

13'5 x 11'4 (4.09m x 3.45m)

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

### Bedroom Two

11'5 x 10'4 (3.48m x 3.15m)

UPVC double glazed window, central heating radiator.

### Bedroom Three

9'2 x 7'10 (2.79m x 2.39m)

UPVC double glazed window, central heating radiator.

### Bathroom

7'2 x 5'11 (2.18m x 1.80m)

UPVC frosted double glazed window, central heating radiator, spot lights, dual flush WC, pedestal sink with traditional taps, PVC bath panelled with direct feed shower, tiled walls, tiled flooring.

## External

## Rear

Paved patio, laid to lawn garden, large shed.

## Front

Large concrete driveway with brick outing, laid to lawn garden.



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