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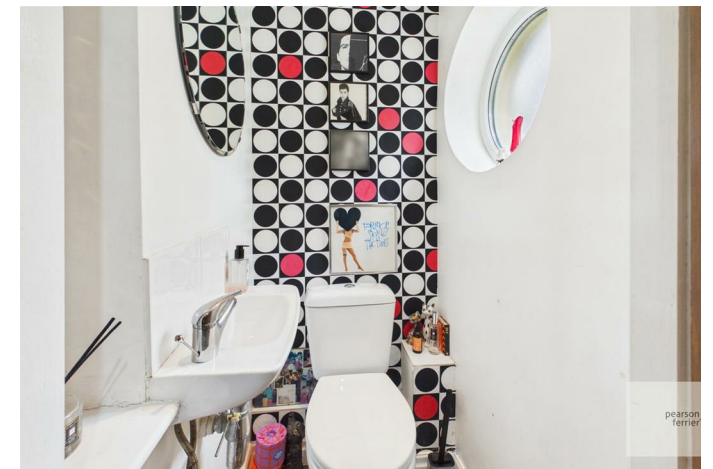
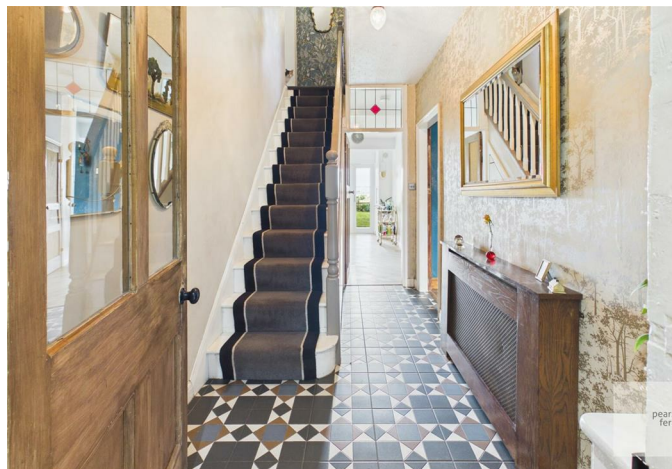
SOUTHFIELD KENYON CLOUGH  
Helmshore, BB4 4AG  
£485,000

# SOUTHFIELD KENYON CLOUGH

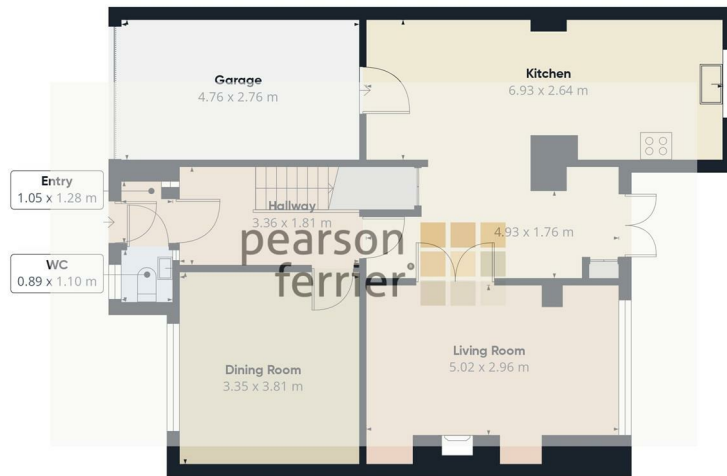
## Property at a glance

- traditional semi detached
- four bedrooms
- semi rural setting
- extensive countryside views
- well presented throughout
- parking, garage & gardens

Southfield, Kenyon Clough, Helmshore is a well presented and traditionally built, four bedroom semi detached house, located in this superb semi rural setting with outlook over neighbouring countryside and extensive views over to Rossendale Golf Club. The house is within easy reach of extensive amenities in nearby Helmshore and a short drive to Ramsbottom and Rawtenstall town centres and the motorway network. The house is warmed by gas fired central heating and is double glazed and briefly comprises, vestibule entrance with wc/cloaks, entrance hall with mosaic tiled flooring and stairs to the first floor, dining room, large dining kitchen with access into the garage, living room with recessed stove, first floor, four bedrooms the main with dressing area fitted wardrobes and an ensuite shower room, family bathroom. Outside there is a garden forecourt and a side driveway leading into the integral garage, to the rear enclosed gardens with lawn and patio and raised seating area overlooking neighbouring countryside. Freehold Property/Council Tax Band C







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
133.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(B2 plus) <b>A</b>		
(81-91) <b>B</b>			(B1-91) <b>B</b>		
(69-80) <b>C</b>			(B0-60) <b>C</b>		
(55-68) <b>D</b>			(B0-40) <b>D</b>		
(39-54) <b>E</b>			(B0-30) <b>E</b>		
(21-38) <b>F</b>			(B0-20) <b>F</b>		
(1-20) <b>G</b>			(B0-10) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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