

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	84
(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	

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## Clogger Close, Rossendale, BB4 6SB

£1,350

MODERN FAMILY HOME TO RENT

Nestled in the charming area of Clogger Close, Rossendale, this delightful mid-terrace house offers a perfect blend of comfort and modern living. 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 boasts two bathrooms, ensuring convenience for busy mornings and providing ample facilities for family and visitors alike. The layout of the property is thoughtfully designed, making the most of the available space while maintaining a homely feel.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for those who appreciate community living. The surrounding area of Rossendale is known for its stunning natural beauty, offering plenty of opportunities for outdoor activities and leisurely walks.

# Clogger Close, Rossendale, BB4 6SB

£1,350



- Mid Terraced Modern Property
- Two Bathrooms
- EPC Rating: B
- Three Bedrooms
- Enclosed Rear Garden
- Open Plan Living With Kitchen Appliance
- Council Tax Band: C

## Ground Floor

### Hall

6'5 x 4'5 (1.96m x 1.35m)

Central heating radiator, laminate flooring and door to open plan living.

### Open Plan Living

33'6 x 9'7 (10.21m x 2.92m)

Three UPVC double glazed windows, two upright central heating radiators, spotlights, panel wall and base units, laminate worktops, one and half bowl composite sink with draining board and mixer tap, integrated single oven, four burner gas hob, extractor hood, tiled splash back, under cupboard lighting, integrated fridge freezer, integrated washing machine, integrated dishwasher, pantry storage, part wood panel elevation, TV point, wood effect laminate flooring and UPVC double glazed French doors to rear.

## First Floor

### Landing

18'2 x 6'4 (5.54m x 1.93m)

UPVC double glazed window, central heating radiator, spotlights, stairs to second floor and doors to two bedrooms and bathroom.

### Bedroom Two

12'10 x 12'5 (3.91m x 3.78m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

10'1 x 6'3 (3.07m x 1.91m)

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

### Bathroom

6'8 x 6'2 (2.03m x 1.88m)

Central heated towel rail, dual flush WC, pedestal wash basin with traditional taps, panelled bath with mixer taps and direct feed shower over and tiled flooring.

## Second Floor

### Landing

4'5 x 3'4 (1.35m x 1.02m)

Central heating radiator and door to bedroom.

## Bedroom One

13' x 11'8 (3.96m x 3.56m)

Two Velux windows, central heating radiator, storage cupboard and door to en suite.

### En Suite

9'3 x 7'9 (2.82m x 2.36m)

UPVC double glazed frosted window, central heating radiator, spotlights, dual flush WC, vanity top wash basin with mixer tap, freestanding bath with mixer tap and rinse head, electric shower in double enclosure, part tiled elevation and wood effect vinyl flooring.

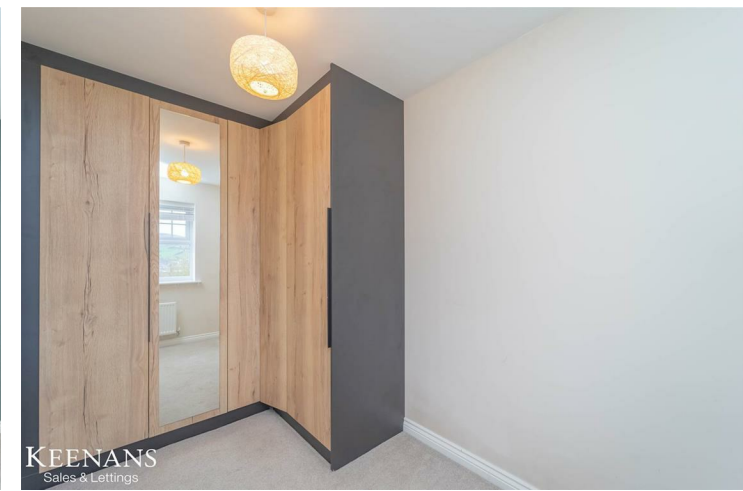
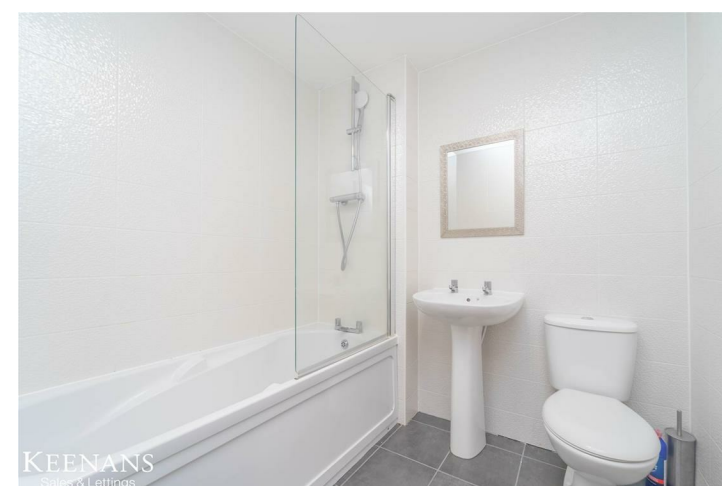
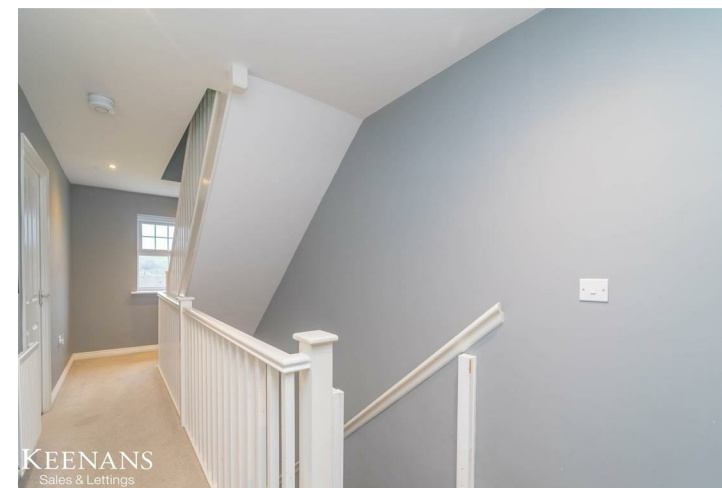
### External

#### Front

Tarmac drive, mature shrubs, bedding areas and EV charging point.

#### Rear

Paved patio, artificial grass and gated access to rear.



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