



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	75
(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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## Holt Mill Road, Rossendale, BB4 7JG

### Offers Over £150,000

#### ENVIABLE TWO BEDROOM MID TERRACE PROPERTY

Welcome to Holt Mill Road, Rossendale, this delightful two-bedroom mid-terrace house is an ideal choice for first-time buyers, small families, or couples seeking a warm and inviting home. The property boasts a convenient driveway, ensuring easy access and parking, while the lovely rear yard provides a perfect outdoor space for relaxation or entertaining.

Upon entering, you will be greeted by a cosy reception room, featuring a stunning fireplace with a brick surround that adds character and warmth to the living space. The modern dining kitchen seamlessly flows from the reception room. This home boasts tasteful decor throughout which creates a welcoming atmosphere, making it easy to envision your life here.

The bathroom is a true highlight, showcasing a beautiful freestanding bath and a walk-in shower, offering both style and functionality. This property not only meets the needs of modern living but also exudes charm and comfort.

With its prime location in the heart of Rossendale, this home is well-positioned to enjoy the local amenities and the picturesque surroundings that the area has to offer. Whether you are looking to settle down or invest in your first home, this property presents a wonderful opportunity to create lasting memories. Don't miss the chance to make this lovely house your new home.



# Holt Mill Road, Rossendale, BB4 7JG

## Offers Over £150,000

 **2**  **1**  **1**  **D**

- Beautifully Presented Mid Terrace Property
  - Contemporary Fitted Dining Kitchen
  - Off Road Parking
  - EPC Rating D
- Two Bedrooms
  - Spread Across Three Floors
  - Tenure Leasehold
- Four Piece Bathroom Suite
  - Low Maintenance Rear Yard
  - Council Tax Band A

### Ground Floor

#### Entrance Vestibule

4'3 x 3'3 (1.30m x 0.99m )

Composite double glazed frosted front door, two hardwood single glazed frosted windows and door to reception room.

#### Reception Room

13'4 x 13'2 (4.06m x 4.01m )

UPVC double glazed window, central heating radiator, cast iron log burner with exposed brick surround and tiled hearth, television point and door to kitchen/dining area.

#### Kitchen/Dining Area

13'4 x 10'11 (4.06m x 3.33m)

UPVC double glazed window, central heating radiator, smoke detector, spotlights, range of wall and base units with wood effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated oven with four ring electric hob and extractor hood, space for fridge freezer, plumbing for washing machine, tiled effect flooring, composite double glazed door to rear and stairs to first floor.

### First Floor

#### Landing

10'11 x 6'3 (3.33m x 1.91m )

UPVC double glazed window, central heating radiator, doors leading to bedroom one, bathroom and stairs to second floor.

#### Bedroom One

13'3 x 13'1 (4.04m x 3.99m)

UPVC double glazed window and central heating radiator.

#### Bathroom

10'9 x 6'7 (3.28m x 2.01m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, freestanding oval bath with mixer tap and rinse head, walk-in direct feed shower, pedestal wash basin with mixer tap, part tiled elevations and tiled flooring.

### Second Floor

#### Bedroom Two

14'3 x 12'1 (4.34m x 3.68m)

Velux window, central heating radiator and eave storage.

#### External

#### Rear

Enclosed yard with stone chippings, access to two outbuildings and gate to shared access.

#### Front

Block paved driveway.



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