



## Sandringham Grove, Rossendale, BB4 4BX

### Offers Over £250,000

FOUR BEDROOM DETACHED IN HASLINGDEN

Welcome to this lovely four-bedroom home in the charming area of Sandringham Grove, Haslingden, this delightful house offers a perfect blend of comfort and practicality. Upon entering, you are welcomed by a spacious reception room that flows seamlessly into a generous dining room, creating an ideal space for both entertaining guests and enjoying family meals. The well-appointed kitchen, complete with a utility room, provides ample storage and functionality for all your culinary needs.

Convenience is key in this home, with a downstairs WC adding to the practicality of the layout. The property boasts four well-proportioned bedrooms, ensuring plenty of space for family or guests. The master bedroom is particularly noteworthy, featuring an ensuite shower room that adds a touch of luxury and privacy.

Outside, the property benefits from off-road sheltered parking, a valuable asset in this area. The rear yard offers a private outdoor space, perfect for relaxing or hosting gatherings during the warmer months.

This house is an excellent opportunity for those seeking a comfortable family home in a friendly community. With its spacious interiors and thoughtful design, it is sure to meet the needs of modern living. Don't miss the chance to make this lovely property your own.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Offers Over £250,000



- Tenure Freehold
  - Off Road Parking With Detached Garage
- Council Tax Band D
  - Ideal Family Home
- EPC Rating TBC
  - Bursting With Potential And Ready To Put Your Own Stamp On It
  - Gardens To Front And Rear Of Property
- Viewing Essential
  - Easy Access To Major Commuter Routes
- Four Well Appointed Bedrooms

### Ground Floor

#### Entrance

UPVC double glazed frosted door to hall.

#### Hall

13'7 x 7'7 (4.14m x 2.31m)

UPVC double glazed frosted window, central heating radiator, coving, smoke alarm, under stairs storage, doors to WC, kitchen and reception room, stairs to first floor.

#### WC

5'1 x 4' (1.55m x 1.22m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin and wood effect laminate flooring.

#### Reception Room

14'11 x 12'3 (4.55m x 3.73m)

UPVC double glazed window, central heating radiator, coving, dado rail, living flame gas fire with oak mantle, tiled cheeks and hearth.

#### Dining Room

12'3 x 11'1 (3.73m x 3.38m)

Central heating radiator, coving, dado rail, UPVC double glazed French doors to rear and door to reception room.

#### Kitchen

12'2 x 8'8 (3.71m x 2.64m)

UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, tiled splash backs, composite one and a half sink and drainer with mixer tap, integrated oven and grill in a high rise unit, four ring gas hob, plumbed for washing machine, space for fridge and dishwasher, access to boiler, spotlights, tiled floor, doors to rear porch and dining room.

#### Rear Porch

5'5 x 3'8 (1.65m x 1.12m)

Hardwood single glazed window, integrated storage, part tiled elevation, tiled effect laminate flooring and door to rear.

### First Floor

#### Landing

9'11 x 9'4 (3.02m x 2.84m)

UPVC double glazed frosted window, loft access, coving, doors to four bedrooms, bathroom and storage.

#### Bedroom One

13'5 x 10'7 (4.09m x 3.23m)

UPVC double glazed window, central heating radiator, coving and door to en suite.

#### En Suite

7'8 x 2'10 (2.34m x 0.86m)

UPVC double glazed frosted window, dual flush WC, pedestal wash basin with mixer tap, direct feed shower and tiled elevation.

#### Bedroom Two

10'8 x 10'8 (3.25m x 3.25m)

UPVC double glazed window, central heating radiator and coving.

#### Bedroom Three

10'6 x 9'5 (3.20m x 2.87m)

UPVC double glazed window, central heating radiator, coving and integrated storage.

#### Bedroom Four

9'4 x 6'8 (2.84m x 2.03m)

UPVC double glazed windfow, central heating radiator and coving.

#### Bathroom

6'8 x 5'10 (2.03m x 1.78m)

UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin, panel bath and tiled elevation.

#### External

#### Rear

Enclosed block paved garden, bedding areas and gravel chippings.

#### Front

Laid to lawn garden, block paved driveway leading to garage, bedding areas with mature shrubs.



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