



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Major Street, Crawshawbooth, BB4 8NY

£215,000

SPACIOUS 3 BEDROOM TERRACE IN ROSSENDALE

Situated on Major Street in Crawshawbooth, Rossendale, this delightful house offers a perfect blend of space and versatility. Upon entering, you are greeted by a remarkably spacious reception room, which serves as an ideal living area and dining space, perfect for entertaining guests or enjoying family meals. The room's generous dimensions allow for a variety of furniture arrangements, making it a truly adaptable space to suit your lifestyle.

The property boasts two well-proportioned double bedrooms, each providing ample room for relaxation and rest. These bedrooms are designed to accommodate your needs, whether you prefer a tranquil retreat or a vibrant personal space. Additionally, a third room offers further flexibility; it can be transformed into a home office for those who work remotely or serve as extra storage for your belongings.

This house is not only a comfortable home but also a canvas for your personal touch. With its spacious layout and potential for various uses, it is an excellent opportunity for families, professionals, or anyone seeking a welcoming environment in a picturesque setting. Crawshawbooth is known for its community spirit and scenic surroundings, making it a desirable location for those looking to settle in a friendly neighbourhood.

In summary, this property on Major Street is a wonderful opportunity to create a home that meets your needs, with generous living spaces and the potential for additional functionality. Don't miss the chance to make this charming house your own.

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£215,000

 3  1  1  E

- Tenure Leasehold
- On Street Parking
- Ideal Family Home
- Easy Access To Major Commuter Routes
- Council Tax Band E
- Viewing Essential
- Fitted Kitchen and Three Piece Bathroom Suite
- EPC Rating E
- Abundance Of Indoor And Outdoor Space
- Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC double glazed frosted door to vestibule.

Vestibule

4' x 3'7 (1.22m x 1.09m)

Coving and door to hall.

Hall

8'11 x 3'7 (2.72m x 1.09m)

Coving, wood effect flooring and door to reception room.

Reception Room

24'4 x 12'10 (7.42m x 3.91m)

UPVC double glazed bay window, two UPVC double glazed windows, two central heating radiators, coving, cast iron fire place with decorative surround, wood effect flooring, UPVC double glazed French doors to rear, doors to storage and kitchen.

Kitchen

7'10 x 7'4 (2.39m x 2.24m)

UPVC double glazed window, range of wall and base units, quartz work top, inset one and a half stainless steel sink with draining ridges, integrated double oven and microwave in a high rise unit, space for fridge freezer, integrated dishwasher and washing machine, wood effect flooring.

First Floor

Landing

15'10 x 5' (4.83m x 1.52m)

Doors to three bedrooms and bathroom.

Bedroom One

12'11 x 9'6 (3.94m x 2.90m)

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

Bedroom Two

10'11 x 9'11 (3.33m x 3.02m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'2 x 6'6 (2.49m x 1.98m)

UPVC double glazed window and central heating radiator.

Bathroom

7'11 x 5'7 (2.41m x 1.70m)

Hard wood double glazed window, central heating towel rail, vanity top wash basin with mixer tap, dual flush VWC, panel bath with mixer tap, overhead direct feed shower, tiled elevation and tiled effect flooring.

External

Rear

Enclosed paved yard with gate to shared access road.



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