

Ground Floor

Approx. 39.2 sq. metres (422.2 sq. feet)

First Floor

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All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Bilberry Place, Rossendale, BB4 7UL

£255,000

A CONTEMPORARY THREE BEDROOM, SEMI-DETACHED FAMILY HOME IN A CONVENIENT AREA OF ROSSENDALE- NO CHAIN DELAY

Flowing internally with surprisingly spacious living accommodation finished with contemporary decor, this three bedroom, semi-detached family home is being welcomed to the property market. Ideally suited for a small family looking for convenient access to all local amenities and commuter routes towards Bury and Manchester, the property is complete with a low maintenance rear garden and off road parking available for two vehicles parked in tandem.

The property comprises briefly, to the ground floor: entrance to a welcoming hallway with stairs leading to the first floor and door providing access to a spacious reception room which leads to the contemporary kitchen/diner. The kitchen/diner has doors leading to a downstairs WC, understairs storage and French doors leading to the rear garden. To the first floor is a landing with doors leading to three bedrooms and a three piece bathroom suite. The main bedroom has an en suite shower room. Externally the property boasts a low maintenance enclosed rear artificial turfed garden with paved patio. The font has a laid to lawn garden with driveway providing off-road parking for two vehicles parked in tandem.

For further information, or to arrange a viewing, please contact our Rawtenstall team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Bilberry Place, Rossendale, BB4 7UL

£255,000

 3  2  1  B

- Semi Detached Property
 - Three Piece Bathroom
 - Off Road Parking
 - EPC Rating: B
- Three Bedrooms
 - En Suite To Main Bedroom
 - Leasehold
- Modern Fitted Kitchen
 - Front & Rear Gardens
 - Council Tax Band C

Ground Floor

Entrance Hallway

4'7 x 4'3 (1.40m x 1.30m)

Composite double glazed front entrance door, UPVC double glazed window, central heating radiator, smoke alarm, stairs to the first floor and door to the reception room.

Reception Room

14'7 x 12'9 (4.45m x 3.89m)

UPVC double glazed window, central heating radiator, television point and door to the kitchen.

Kitchen

15'10 x 11'9 (4.83m x 3.58m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with laminate surfaces, oven with four ring gas hob, extractor hood, stainless steel sink with drainer and mixer tap, integrated dishwasher and fridge freezer, enclosed boiler, understairs storage, spotlights, tiled flooring, door to WC and UPVC double glazed French doors to the rear.

WC

5'10 x 3'3 (1.78m x 0.99m)

Central heating radiator, low basin WC, wall mounted wash basin, extractor fan and tiled flooring.

First Floor

Landing

UPVC double glazed window, loft access, smoke alarm and doors to three bedrooms and bathroom.

Bathroom

6'3 x 6'1 (1.91m x 1.85m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panelled bath with direct feed shower overhead, part tiled elevations, extractor fan, spotlights and tiled flooring.

Bedroom One

13' x 9'4 (3.96m x 2.84m)

UPVC double glazed window, central heating radiator, television point and door to the en suite.

En Suite

9'4 x 2'10 (2.84m x 0.86m)

Central heating radiator, low basin WC, pedestal wash basin, electric feed shower unit, spotlights, extractor fan and tiled flooring.

Bedroom Two

10'2 x 9'4 (3.10m x 2.84m)

UPVC double glazed window, central heating radiator and television point.

Bedroom Three

9'3 x 6'3 (2.82m x 1.91m)

UPVC double glazed window, central heating radiator and over stairs storage.

External

Front

Laid to lawn garden and driveway providing off road parking.

Rear

Paved and artificial lawn garden with timber shed.



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