



## Booth Road, Waterfoot, BB4 9BP

### £465,000

A WONDERFUL FOUR-BEDROOM FAMILY HOME

Nestled in the charming Booth Road, Waterfoot, Rossendale, this delightful semi-detached family home offers a perfect blend of style and functionality. Boasting two reception rooms, four bedrooms, and two bathrooms, this property is tailor-made for a growing family seeking versatile living solutions.

Step inside to discover a sleek and stylish interior design that effortlessly combines with spacious rooms, creating a warm and welcoming atmosphere throughout. The heart of the home, the stunning contemporary kitchen, is sure to inspire your inner chef and become the hub of family life.

Outside, the generous rear garden provides ample space for outdoor activities and is ideal for young children to play and explore in a safe environment. Additionally, the convenience of off-road parking on a drive, along with an integral garage, ensures that parking will never be an issue.

Don't miss the opportunity to make this house your home and create lasting memories in this wonderful property in Waterfoot.

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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 |         |           |
|                                             | 68      | 77        |
| England & Wales<br>EU Directive 2002/91/EC  |         |           |

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 4  2  2  D

- Exquisite Semi Detached Property
  - Modern Fitted Kitchen
  - Off Road Parking and Garage
  - EPC Rating D
- Four Bedrooms
  - Original Features
  - Tenure Freehold
- Two Bathrooms
  - Presented to Highest Standard Throughout
  - Council Tax Band C

Ground Floor

Entrance Hall

18'7 x 5'10 (5.66m x 1.78m)  
Composite double glazed frosted front door, UPVC double glazed frosted window, central heating radiator, ornate plaster mould coving, spotlights, wood effect laminate flooring, doors to two reception rooms, understairs storage, steps to kitchen, stairs to first floor and stairs to second landing.

Reception Room One

11'10 x 11'5 (3.61m x 3.48m)  
UPVC double glazed bow window, central heating radiator, ornate plaster mould coving, living flame gas fire, wood effect laminate flooring and double doors to reception room two.

Reception Room Two

17'9 x 13'7 (5.41m x 4.14m)  
UPVC double glazed window, central heating radiator, ornate plaster mould coving, ceiling rose, log burner with flag hearth, television point, wood effect laminate flooring and UPVC double glazed bow window and French doors to rear.

Kitchen

13'1 x 12'0 (3.99m x 3.66m)  
UPVC double glazed window, central heating radiator, range of wall and base units with marble work surfaces, integrated high rise oven and microwave oven, four ring induction hob and extractor hood, inset one and a half composite sink with integrated draining ridges, integrated fridge, dishwasher and bin store, pull-out larder, spotlights, television point, wood effect laminate flooring, door to inner hall and UPVC double glazed door to rear.

Inner Hall

6'11 x 2'9 (2.11m x 0.84m)  
Tiled effect flooring, doors to WC and garage.

WC

4'8 x 2'9 (1.42m x 0.84m)  
Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, extractor fan and tiled effect flooring.

Garage

13'9 x 12'2 (4.19m x 3.71m )  
Power, lighting, plumbing for washing machine, wall mounted Alpha boiler and roller shutter garage door.

First Floor

Landing

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

Bedroom Two

13'9 x 10'10 (4.19m x 3.30m)  
UPVC double glazed window, central heating radiator, coving and wood effect laminate flooring.

Bedroom Three

11'10 x 11'1 (3.61m x 3.38m )  
UPVC double glazed window, central heating radiator, coving, ceiling rose and wood effect laminate flooring.

Bathroom

8'9 x 6'3 (2.67m x 1.91m )  
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, corner jacuzzi bath with mixer tap, direct feed rainfall shower enclosed, tiled elevations, spotlights, extractor fan and tiled flooring.

Second Landing

UPVC double glazed window, doors to bedroom four and bathroom.

Bedroom Four

12'2 x 11'11 (3.71m x 3.63m)  
UPVC double glazed window, central heating radiator and understairs storage.

Bathroom

11'11 x 7'5 (3.63m x 2.26m)  
UPVC double glazed frosted window, central heated towel rail, low basin WC, pedestal wash basin with traditional taps, wood panel bath with traditional taps and electric feed shower, partially tiled elevations, extractor fan and wood effect laminate flooring.

Second Floor

Bedroom One

22'9 x 11'11 (6.93m x 3.63m)  
Two Velux windows, central heating radiator and door to under eave storage.

External

Rear

Laid to lawn garden with paving, decking and bedding areas.

Front

Laid to lawn garden, pattern imprinted concrete, off road parking and access to garage.

