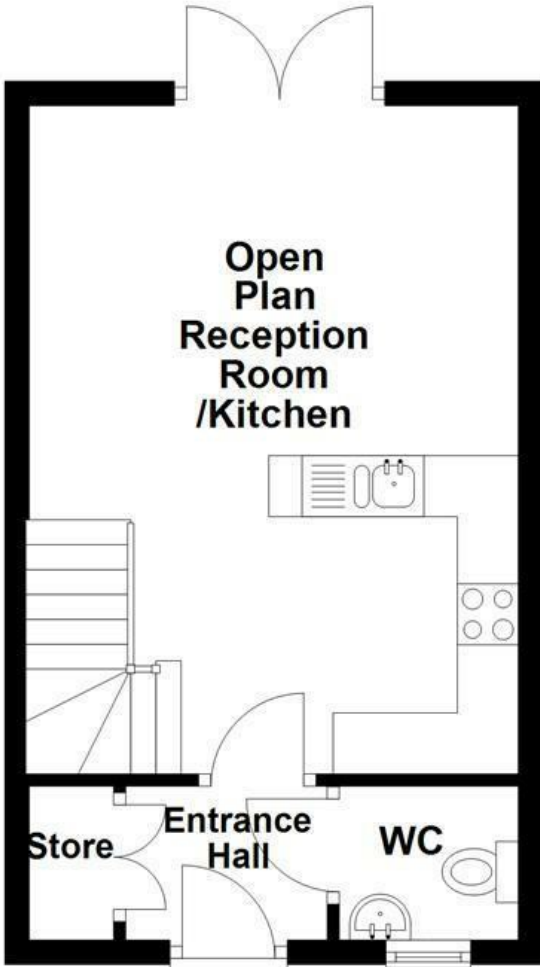


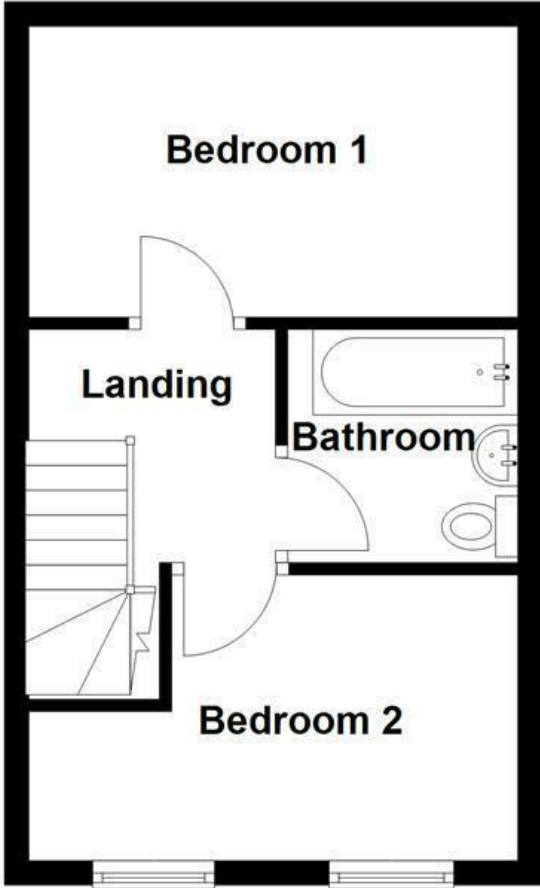
Ground Floor

Approx. 27.4 sq. metres (295.2 sq. feet)



First Floor

Approx. 27.4 sq. metres (295.2 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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.



Clogger Close, Rossendale, BB4 6SB

£225,000

AN EXQUISITE END MEWS PROPERTY

Presented and maintained to an exceptional standard throughout, this stunning two-bedroom mews property offers stylish, contemporary living in one of Rossendale's most sought-after locations. Beautifully decorated with modern fixtures and fittings, the accommodation features a spacious open-plan kitchen and living area, perfect for both everyday living and entertaining, alongside two generous double bedrooms.

Externally, the property boasts an enviable garden space ideal for relaxing and enjoying the picturesque hillside views, as well as the added benefit of off-road parking. Situated just a stone's throw from the vibrant amenities, shops, cafés and transport links of Rawtenstall, this home perfectly combines convenience with a peaceful setting.

Showcasing elegant interiors and high-quality finishes throughout, this is a superb opportunity for first-time buyers, downsizers or professionals seeking a turnkey home in a highly desirable location. Early viewing is highly recommended to fully appreciate all that this outstanding property has to offer.

For further information or to arrange a viewing please contact our Rossendale branch at your earliest convenience.

Clogger Close, Rossendale, BB4 6SB

£225,000

 2  1  1  C

- Two Double Bedroom Mews Home
 - Beautiful Garden With Hillside Views
 - On Street Parking
 - Tenure - Freehold
- Spacious Open Plan Living Area
 - Immaculately Presented Throughout
 - EPC Rating - C
- Modern Fixtures And Fittings Throughout
 - Sought After Rawtenstall Location
 - Council Tax Band - B

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hall

5'5 x 4'2 (1.65m x 1.27m)

Store cupboard with plumbing for washing machine, wood effect laminate flooring, oak door to open plan reception room /kitchen, oak door to WC.

WC

4'10 x 4'2 (1.47m x 1.27m)

UPVC double glazed frosted window, central heating radiator, two piece suite comprising of dual flush WC, pedestal wash basin with mixer tap, extractor fan, wood effect laminate flooring.

Open Plan Reception Room/ Kitchen

18 x 13 (5.49m x 3.96m)

Central heating radiator, range of matte wall and base units, wood effect surfaces, composite one and a half sink and drainer with mixer tap, integrated electric oven with four ring induction hob and extractor hood, integrated fridge freezer, integrated dishwasher, television point, spotlights, smoke alarm, wood effect laminate flooring, UPVC double glazed French doors to rear.

First Floor

Landing

6'8 x 6'3 (2.03m x 1.91m)

Central heating radiator, loft access, smoke alarm, oak doors to two bedrooms and bathroom.

Bedroom One

13 x 7'10 (3.96m x 2.39m)

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

Bedroom Two

13 x 7'8 (3.96m x 2.34m)

Two UPVC double glazed windows, central heating radiator.

Bathroom

6'3 x 6'2 (1.91m x 1.88m)

Chrome heated towel rail, three piece suite comprising of dual flush WC, pedestal wash basin with traditional taps, panelled

bath with mixer tap and direct feed shower, tiled elevations, spotlights, extractor fan, tiled effect lino flooring.

External

Front

Laid to lawn garden with paving and access to off road parking.

Rear

Laid to lawn garden with paving and bedding areas.



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