Keenans











Helmshore Road, Rossendale, BB4 4BW

Offers Over £325,000

AN EXQUISITE VICTORIAN END TERRACED PROPERTY

Nestled on Helmshore Road in the charming town of Haslingden, Rossendale, this remarkable five-bedroom Victorian end-terraced house is a splendid opportunity for families seeking a blend of elegance and comfort. The property is attractively priced to reflect current market conditions, is expected to generate strong buyer interest and exudes character and charm, boasting an abundance of indoor space that is both inviting and functional.

As you step inside, you will be greeted by spacious rooms adorned with neutral decoration and natural light, allowing for a seamless transition into your personal style. The newly fitted high-quality windows not only enhance the aesthetic appeal but also ensure energy efficiency, a thoughtful investment made by the current owners.

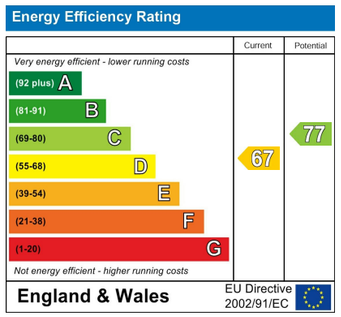
One of the standout features of this home is its enviable location, overlooking Victoria Park, which is just a stone's throw away. This proximity offers delightful opportunities for leisurely park walks and outdoor activities right at your doorstep.

The property also includes a fantastic cellar space, perfect for storage or potential conversion, alongside a modern kitchen and bathroom that cater to contemporary living. With four generously sized double bedrooms and an additional single bedroom, there is ample space for family members or guests.

Moreover, there is potential to expand the kitchen area, creating an even larger space for entertaining and family gatherings. The detached garage adds further convenience, providing secure parking or additional storage options.

This exceptional family home is ready for you to move straight in, making it a must-see for anyone looking to settle in a vibrant community. Do not miss the chance to make this beautiful property your own.

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



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.

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- Five Bedroom Victorian End Terrace
- Fantastic Cellar Space
- Off Road Parking
- Tenure - Leasehold
- Four Spacious Double Bedrooms
- Overlooking Victoria Park
- EPC Rating - D
- Modern Kitchen And Bathroom
- Character Features Throughout
- Council Tax Band - C

Ground Floor

Entrance
Composite double glazed frosted leaded door to hall.

Hall
30'7 x 5'7 (9.32m x 1.70m)

Central heating radiator, coving, corbel, picture rail, tiled flooring, doors to reception room, dining room and kitchen, door to stairs to lower ground floor, stairs to first floor.

Reception Room
17'7 x 14'11 (5.36m x 4.55m)

UPVC double glazed sash bay window, two central heating radiators, coving, picture rail, ceiling rose, cast iron multi fuel burner with granite hearth and oak mantle, television point, hardwood flooring.

Dining Room
15'1 x 14'11 (4.60m x 4.55m)

Two UPVC double glazed sash windows, central heating radiator, coving, ceiling rose, picture rail, open coal fire with limestone hearth and surround, hardwood flooring.

Kitchen
12'6 x 10'9 (3.81m x 3.28m)

Hardwood single glazed window, central heating radiator, range of panelled wall and base units, granite effect surfaces, Belfast double sink with mixer tap, space for American fridge freezer, two door Range cooker with six ring gas hob and extractor hood, integrated dishwasher, under unit lighting, tiled flooring, hardwood single glazed door to rear porch/ garden room.

Rear Porch/ Garden Room
17 x 4 (5.18m x 1.22m)

UPVC double glazed window, tiled flooring, door to utility room, composite double glazed stable door to rear.

Utility Room
10'8 x 8'3 (3.25m x 2.51m)

UPVC double glazed sash window, central heating radiator, plumbing for washing machine, Worcester boiler, tiled flooring, open to inner hall.

Inner Hall

WC
7'1 x 4'3 (2.16m x 1.30m)

Electric heater, two piece suite comprising of pedestal wash basin with traditional taps, low base WC, tiled flooring.

Garage
22'3 x 9 (6.78m x 2.74m)

Hardwood double glazed window, power, lighting, hardwood double garage doors.

Lower Ground Floor

Cellar Room One
5'4 x 5'3 (1.63m x 1.60m)

Open to cellar room two.

Cellar Room Two
11'10 x 5'4 (3.61m x 1.63m)

First Floor

Landing
19'4 x 5'6 (5.89m x 1.68m)

Coving, understairs storage, hardwood doors to three bedrooms, bathroom and stairs to first floor.

Bedroom One
15'1 x 14'11 (4.60m x 4.55m)

Three UPVC double glazed sash window, two central heating radiators, coving, hardwood flooring.

Bedroom Two
15 x 14'11 (4.57m x 4.55m)

Two UPVC double glazed sash windows, two central heating radiators, coving, fitted wardrobes, hardwood flooring.

Bedroom Three
10'9 x 5'6 (3.28m x 1.68m)

UPVC double glazed sash window, central heating radiator, coving.

Bathroom
10'10 x 10'8 (3.30m x 3.25m)

UPVC double glazed frosted sash window, central heating radiator, four piece suite comprising of a rolltop freestanding bath with mixer tap, double direct feed rainfall walk in shower with rinse head, vanity top wash basin with mixer tap and a dual flush WC, tiled elevations, coving, tiled flooring.

Second Floor

Landing
20'11 x 5'6 (6.38m x 1.68m)

Velux window, central heating radiator, hardwood doors to bedroom four and bedroom five.

Bedroom Four
14'11 x 9'10 (4.55m x 3.00m)

Velux window.

Bedroom Five
15 x 14'11 (4.57m x 4.55m)

UPVC double glazed sash window, central heating radiator, eaves storage.

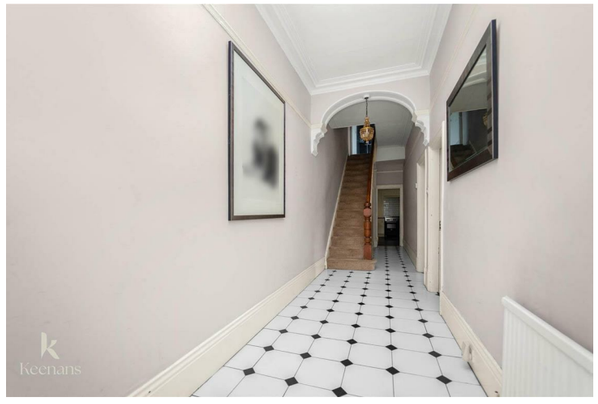
External

Rear
Enclosed garden with block paving and access to garage.

Front
Mature shrubbery, courtyard.










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