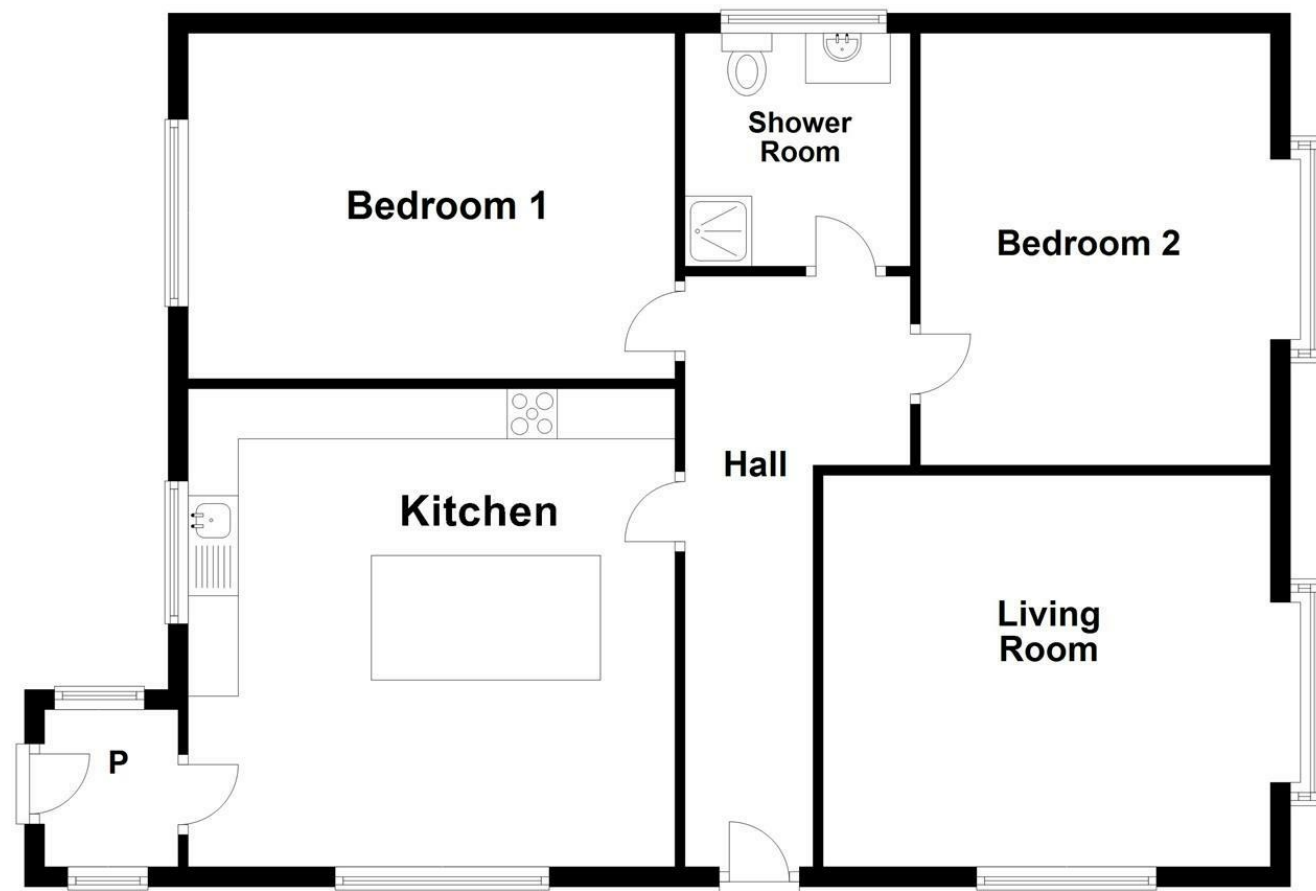


Ground Floor



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		
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Naze Road, Newchurch, BB4 9EF

£350,000

A BEAUTIFUL, SPACIOUS PROPERTY IN THE HEART OF THE VILLAGE OF NEWCHURCH

A superb true bungalow which is immaculately presented to a high standard in a secluded location is being proudly welcomed to the market in the popular town Rossendale. Set back from the road this property is in the perfect location for someone looking for privacy yet has easy access to local amenities and to the town centre. With spacious interiors including a beautiful modern kitchen, road parking and enclosed gardens. Situated close to the popular town centre of Rawtenstall where there are ample shops and eateries. Whilst also being close to well regarded schools, This property is not one to be missed!

The property comprises briefly; a welcoming entrance to the hallway which has doors leading to the two spacious bedrooms, a modern kitchen, a bright living room and a three piece shower room. The kitchen is fitted with contemporary and stylish wall and base units, has integrated appliances and a door providing access to the porch. The porch has a door leading to the front garden. Externally to the front of the property there is off road parking, a garage and an enclosed laid to lawn garden with raised bedding areas and mature shrubbery. The front garden wraps around to the side of the property where there is a seating area and leads through to the enclosed lawn garden.

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

Naze Road, Newchurch, BB4 9EF

£350,000



- Pretty True Bungalow
 - Vibrant Extensive Gardens
 - Sought After Location
 - Viewings Offered
- Two Generous Bedrooms
 - Modern Stylish Kitchen
 - Wonderful Views Over Countryside
- Modern Shower Room
 - Elegant Decoration Throughout
 - Off Road Parking

Ground Floor

Entrance

UPVC double glazed door to the hallway.

Hallway

17'9 x 7'5 (5.41m x 2.26m)

Central heating radiator, smoke alarm, doors to the kitchen, two bedrooms, shower room, living room, storage cupboard and engineered wood flooring.

Kitchen

17'8 x 13'11 (5.38m x 4.24m)

Two UPVC double glazed windows, central heating radiator, range of grey wall and base units, granite work tops, double oven and five ring gas hob, extractor hood, composite one and a half bowl sink, drainer and mixer tap, integrated fridge freezer, washing machine, dishwasher, island, breakfast bar, spotlights, feature wall lights, engineered wood flooring, glass splash back, combination boiler, door to the porch

Porch

4'10 x 4'6 (1.47m x 1.37m)

Two UPVC double glazed windows, central heating radiator, tiled flooring and door to the front garden.

Living Room

14'8 x 12'10 (4.47m x 3.91m)

UPVC double glazed window, UPVC double glazed bay window, central heating radiator, television point and engineered wood flooring.

Bedroom One

15'11 x 11'3 (4.85m x 3.43m)

UPVC double glazed window, central heating radiator, loft access and engineered wood flooring.

Bedroom Two

12'2 x 11'9 (3.71m x 3.58m)

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

Shower Room

7'8 x 7'5 (2.34m x 2.26m)

UPVC double glazed window, central heating radiator, three piece suite comprising of dual flush WC, vanity top wash basin with mixer tap, double walk in mains feed shower, part PVC elevations, illuminated mirror, spotlights and engineered wood flooring.

External

Front

Enclosed laid to lawn garden that wraps around, access to a garage, off road parking, planted bedding, raised bedding areas, mature trees and bushes and side hedging.

Back

Enclosed laid to lawn garden mature shrubs and planted bedding.

Side

Lawn area and planted bedding.



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