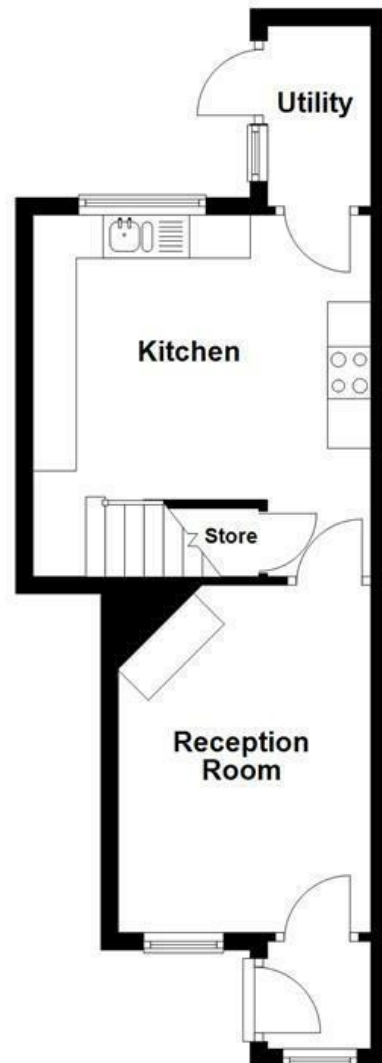
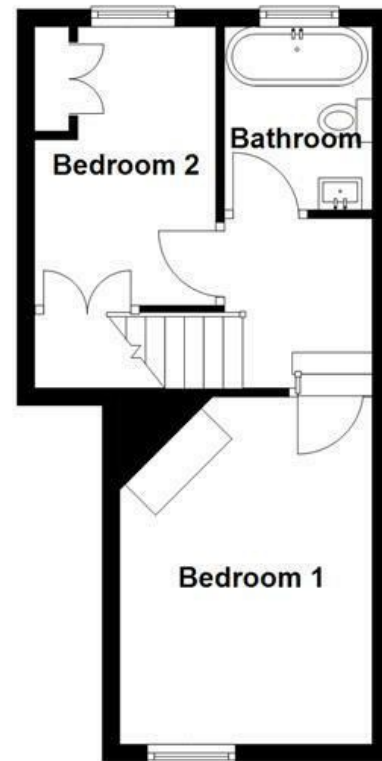


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	68	85
(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.

Church Street, Newchurch, BB4 9EX

Offers Over £170,000

STUNNING TWO BEDROOM MID TERRACE PROPERTY

Located in Newchurch, Rossendale, this enviable mid-terrace house on Church Street offers a perfect blend of modern comfort and country charm. With two generously sized bedrooms, this property is ideal for small families or couples seeking a tranquil retreat.

As you enter, you are welcomed into a spacious lounge that boasts a lovely log burner, creating a warm and inviting atmosphere, perfect for cosy evenings. The tasteful decor throughout the home enhances its appeal, making it a delightful space to live in.

The stunning modern country-style kitchen is a true highlight, featuring contemporary fittings that blend seamlessly with the property's character. This kitchen is not only functional but also a lovely space for culinary creativity. Adjacent to the kitchen, you will find a separate utility room, adding convenience to your daily routines.

Outside, the property benefits from both front and rear gardens, providing a lovely outdoor space for relaxation or entertaining. The gardens are a wonderful addition, allowing you to enjoy the fresh air and the beauty of the surrounding area.

Situated in a sought-after location, this home offers easy access to local amenities and the picturesque countryside that Rossendale is known for. This property is a rare find, combining modern living with the charm of a country home. Don't miss the opportunity to make this lovely house your new home.

Church Street, Newchurch, BB4 9EX

Offers Over £170,000

 **2**  **1**  **1**  **D**

- Exquisite Mid Terrace Property
 - Country-Style Fitted Kitchen
 - On Street Parking
 - EPC Rating D
- Two Bedrooms
 - Presented to Highest Standard Throughout
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Garden to Rear
 - Council Tax Band B

Ground Floor

Forecourt with paving and bedding.

Entrance Porch

4'1 x 3'11 (1.24m x 1.19m)

Composite double glazed frosted front door, UPVC double glazed window, wood cladding to ceiling, tiled effect lino flooring and hardwood single glazed door to reception room.

Reception Room

13'3 x 9'7 (4.04m x 2.92m)

UPVC double glazed window, upright central heating radiator, coving, cast iron log burner with exposed stone surround, television point, part wood panelled elevation, herringbone wood effect flooring and door to kitchen.

Kitchen

13'9 x 13'5 (4.19m x 4.09m)

UPVC double glazed window, upright central heating radiator, range of wall and base units with marble effect work surfaces, tiled splashback, ceramic one and a half bowl sink and drainer with high spout mixer tap, integrated oven with four ring electric hob and extractor hood, integrated dishwasher, part wood panelled elevations, exposed stone elevations, spotlights, smoke detector, herringbone wood effect flooring, doors to utility, under stairs storage and stairs to first floor.

Utility

6'10 x 3'0 (2.08m x 0.91m)

UPVC double glazed window, plumbing for washing machine, space for fridge freezer, tiled flooring and UPVC double glazed door to rear.

First Floor

Landing

9'11 x 7'5 (3.02m x 2.26m)

Smoke detector, doors leading to two bedrooms and bathroom.

Bedroom One

13'10 x 9'8 (4.22m x 2.95m)

UPVC double glazed window, upright central heating radiator, picture rail and original fireplace.

Bedroom Two

10'9 x 6'9 (3.28m x 2.06m)

UPVC double glazed window, central heating radiator, loft access, fitted wardrobe and over stairs storage.

Bathroom

6'11 x 5'7 (2.11m x 1.70m)

UPVC double glazed frosted window, vanity top wash basin with mixer tap, low basin WC, freestanding rolltop ball and clawfoot bath with mixer tap, overhead direct feed rainfall shower and rinse head, partially tiled elevations and tiled flooring.

External

Rear

Enclosed garden with laid to lawn, paving and access to outbuilding.

Front



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