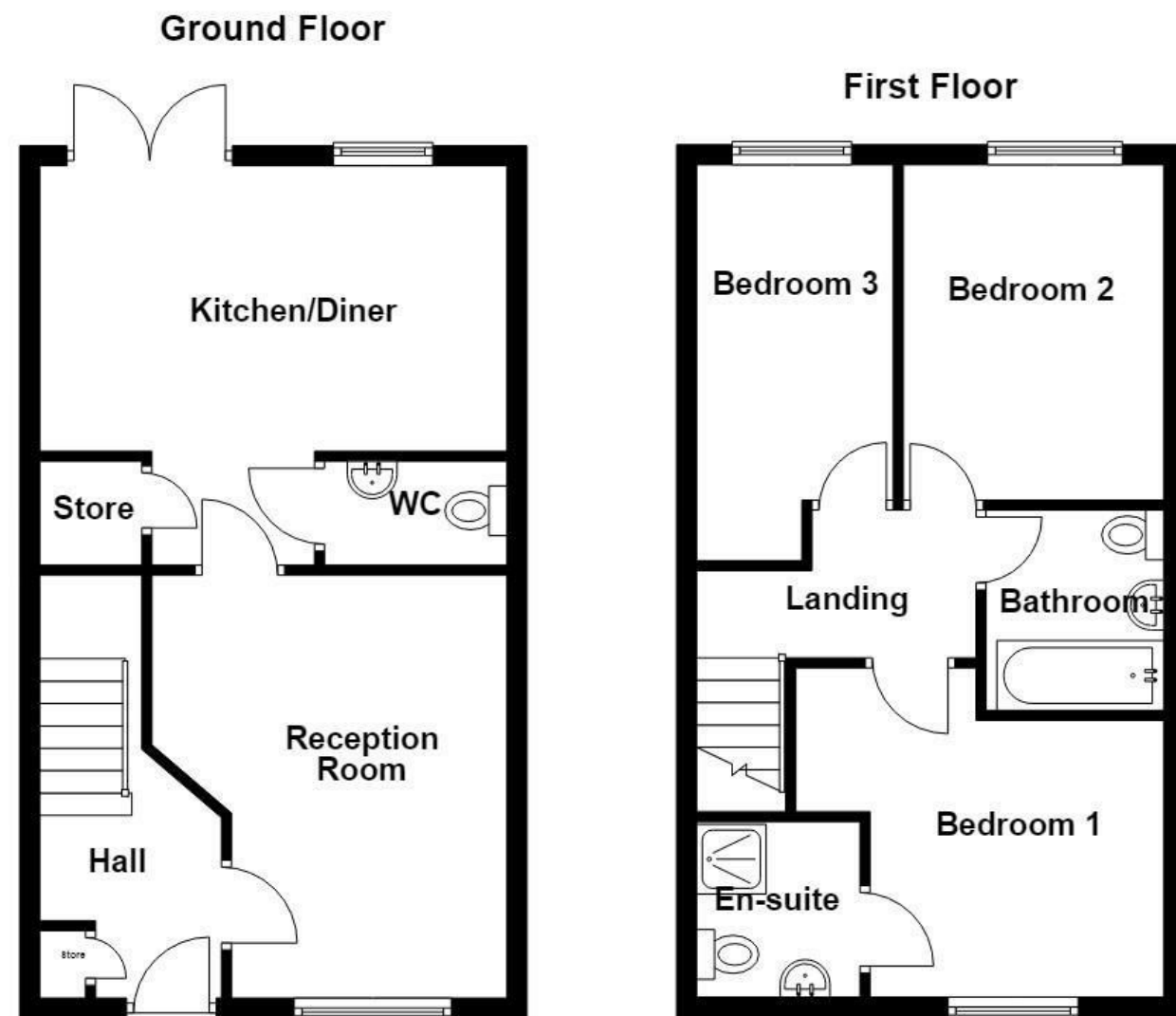




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Seymour Close, Rossendale, BB4 8XL

£289,950

A WONDERFUL THREE BEDROOM SEMI-DETACHED PROPERTY IN CRAWSHAWBOOTH

Nestled in the charming Seymour Close, Rossendale, this delightful three-bedroom semi-detached house is an ideal choice for small families seeking a comfortable and welcoming home. The property boasts off-road parking, ensuring convenience for residents and visitors alike.

Situated in a desirable area, this home offers a peaceful environment while still being well-connected to nearby towns. The fantastic transport links provide easy access into Burnley and the M66, making commuting a breeze.

With its inviting layout and ample space, this property is perfect for those looking to settle in a friendly community. Whether you are enjoying family time in the garden or exploring the local amenities, this home is sure to meet your needs. Don't miss the opportunity to make this wonderful house your new home.

Seymour Close, Rossendale, BB4 8XL

£289,950

3 2 1 B

- Three Bedroom Semi Detached Property
 - Landscaped Garden To The Rear
 - Open Plan Kitchen Diner
 - Tenure Freehold
- Family Bathroom And Ensuite To The Master
 - Ample Storage Compared With Average New Build Properties
 - EPC Rating B
- Large Driveway To The Front
 - Beautifully Presented Throughout
 - Countil Tax Band C

Ground Floor

Internal

Hallway

6 x 11'7 (1.83m x 3.53m)

Composite front door, central heating radiator, marble tiled flooring, doors leading to reception room, smoke alarm

Reception Room

12'2 x 13'11 (3.71m x 4.24m)

UPVC double glazed window, central heating radiator, doors leading to kitchen/diner, smoke alarm

Kitchen Diner

15'5 x 9'5 (4.70m x 2.87m)

UPVC double glazed window, central heating radiator, high gloss wall and base units, laminate worktop, inset sink, single draining board, mixer tap, gas hob, integral double oven, stainless steel extractor hood, integrated dishwasher, integrated waser/dryer, integrated fridge freezer, plinth lighting, spotlights, feature wall light, vinyl flooring, french doors leading to extension, WC and storage.

First Floor

Landing

6'2 x 4'10 (1.88m x 1.47m)

Central heating radiator, doors leading to bedroom one, bedroom two, bedroom three, bathroom, smoke alarm, access to boarded loft

Bedroom One

9'8 x 9'2 (2.95m x 2.79m)

UPVC double glazed window, central heating radiator, doors leading to ensuite, half wood panel feature wall

Ensuite

5'5 x 5'8 (1.65m x 1.73m)

UPVC double glazed window, traditional towel rail radiator, dual flush WC, pedestal wash basin, mixer tap, direct feed single shower with rinsehead, partially tiled elevations, extractor fan, lino flooring

Bedroom Two

11'11 x 8'7 (3.63m x 2.62m)

UPVC double glazed window, central heating radiator

Bedroom Three

11'6 x 6'7 (3.51m x 2.01m)

UPVC double glazed window, central heating radiator

Bathroom

5'10 x 6'7 (1.78m x 2.01m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, direct feed shower with rinsehead, partially tiled elevations, extractor fan, vinyl flooring

External

Front

Back



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