


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		66	
(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.

## Hyacinth Close, Rossendale, BB4 6JU

£305,000

A WONDERFUL THREE BEDROOM DETACHED FAMILY HOME IN HELMSHORE - SURE TO HAVE CONSIDERABLE INTEREST

Nestled in the desirable Helmsshore location of Haslingden, Rossendale, this charming three-bedroom detached house is a true gem that should not be overlooked. With its picturesque setting, the property boasts fantastic views that enhance the appeal of this family home.

The spacious interior offers ample room for family living, making it an ideal choice for those seeking comfort and convenience. Each of the three bedrooms provides a welcoming retreat, while the generous living areas are perfect for both relaxation and entertaining.

One of the standout features of this property is the large garden, which offers a wonderful outdoor space for children to play, family gatherings, or simply enjoying the tranquility of nature. The garden is a blank canvas, ready for your personal touch, whether you envision a vibrant flower garden, a vegetable patch, or a serene seating area to soak in the stunning views.

This property is not just a house; it is a home that promises a lifestyle of comfort and joy. Given its prime location and desirable features, it is expected to attract considerable interest and will likely go quickly. Do not miss the opportunity to make this delightful property your own.

# Hyacinth Close, Rossendale, BB4 6JU

£305,000



- Tenure Freehold
- Council Tax Band C
- EPC Rating D
- Ample Off Road Parking
- Three Generously Sized Bedrooms
- Fitted Kitchen And Three Piece Bathroom Suite And Separate WC for Convenience
- Envious Rear Garden Space With Outdoor Bar And Timber Sheds
- Garage Space With Access To Utility Room
- Ideal Family Home With Viewing Essential



Tel: 01706215618

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