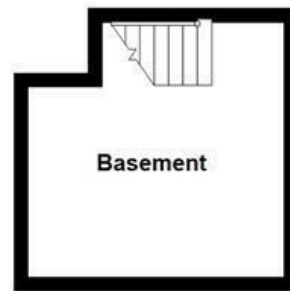
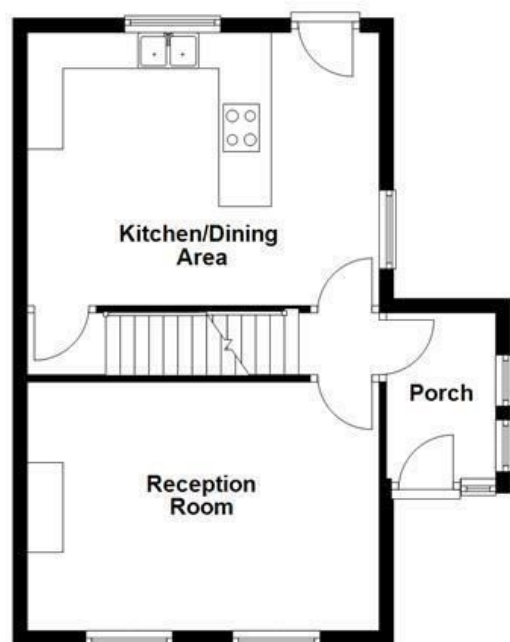


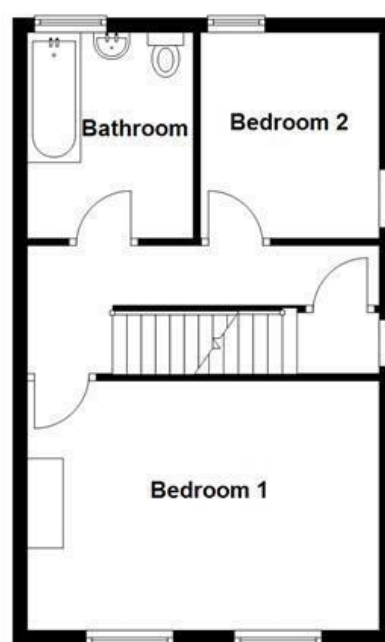
Lower Ground Floor



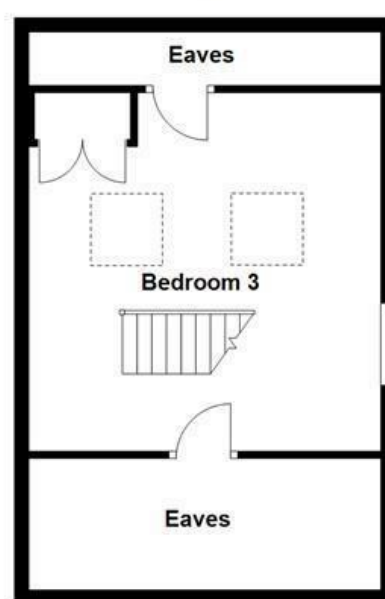
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(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.

Hareholme Lane, Rossendale, BB4 7JZ

£250,000

A SPACIOUS FAMILY HOME WITH BASEMENT AND CONVERTED ATTIC

Nestled on Hareholme Lane in the picturesque area of Rossendale, this deceptively spacious house offers a delightful blend of comfort and practicality, making it an ideal family home. Spanning four floors, the property features a well-appointed basement that provides ample storage space, while a converted attic bedroom adds an extra touch of versatility.

The heart of the home is undoubtedly the generous dining kitchen, which boasts direct access to the enclosed rear garden. This outdoor space is perfect for young families, providing a safe haven for children to play and a lovely setting for enjoying long summer evenings with friends and family.

The property comprises two well-sized bedrooms, ensuring plenty of room for everyone. The family bathroom is beautifully finished in neutral tones, creating a serene atmosphere for relaxation. Throughout the home, the neutral decor allows for personal touches, making it easy to envision your own style within the space.

Conveniently located, this residence offers easy access to nearby amenities and commuter routes, making daily life a breeze. Whether you are looking for a peaceful retreat or a vibrant family environment, this home on Hareholme Lane is sure to impress. Don't miss the opportunity to make this charming property your own.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Hareholme Lane, Rossendale, BB4 7JZ

£250,000

 3  1  1  E

- Impressive End Terrace Property
 - Contemporary Fitted Dining Kitchen
 - Spacious Rear Garden
 - EPC Rating E
- Three Bedrooms
 - Complete Blank Canvas
 - Tenure Leasehold
- Versatile Attic Room
 - Move-in Ready
 - Council Tax Band A

Ground Floor

Entrance Porch

7'7 x 5'0 (2.31m x 1.52m)

UPVC double glazed front door, three UPVC double glazed windows, spotlights and door to hall.

Hall

5'11 x 2'7 (1.80m x 0.79m)

Doors to reception room, kitchen/dining area and stairs to first floor.

Reception Room

16'1 x 11'5 (4.90m x 3.48m)

Two UPVC double glazed windows, central heating radiator, ceiling rose, coving, three feature wall lights, wall inset living flame gas fire and television point.

Kitchen/Dining Area

16'2 x 12'6 (4.93m x 3.81m)

Two UPVC double glazed windows, central heating radiator, range of panelled wall and base units with solid wood work surfaces, integrated high rise oven and grill, four ring electric hob, integrated microwave, double ceramic sink with mixer tap, plumbing for washing machine, space for fridge freezer, wood effect flooring, door to stairs to lower ground floor and UPVC door to rear.

Lower Ground Floor

Basement

11'8 x 11'8 (3.56m x 3.56m)

Meters.

First Floor

Landing

Smoke detector, spotlights, doors to two bedrooms, bathroom and door to stairs to second floor.

Bedroom One

16'2 x 11'7 (4.93m x 3.53m)

Two UPVC double glazed windows and central heating radiator.

Bedroom Two

9'5 x 8'3 (2.87m x 2.51m)

Two UPVC double glazed windows and central heating radiator.

Bathroom

9'2 x 8'4 (2.79m x 2.54m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, overhead direct feed shower and rinse head, partial PVC panelled elevations, PVC to ceiling, spotlights and vinyl flooring.

Second Floor

Attic Room

16'5 x 14'10 (5.00m x 4.52m)

UPVC double glazed window, two Velux windows, exposed beams and central heating radiator.

External

Rear

Laid to lawn garden, decking, paving, timber shed, bedding areas and door to boiler room.

Boiler Room

6'8 x 4'2 (2.03m x 1.27m)



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