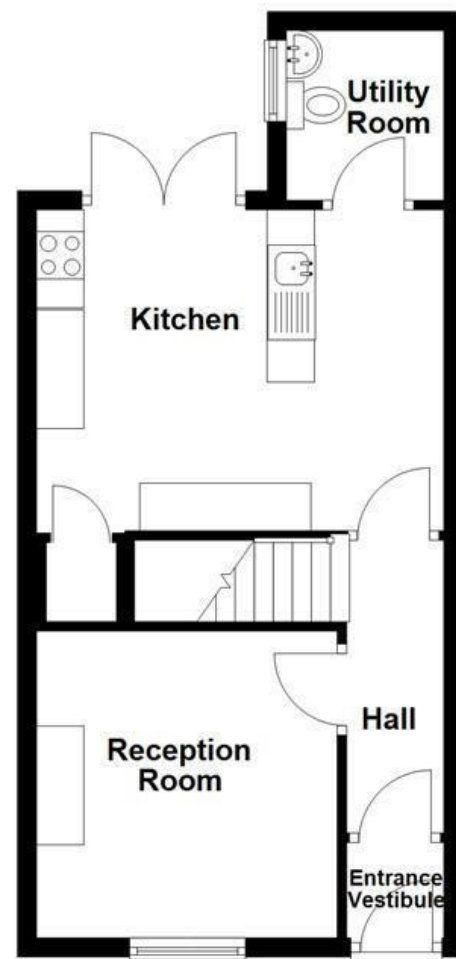
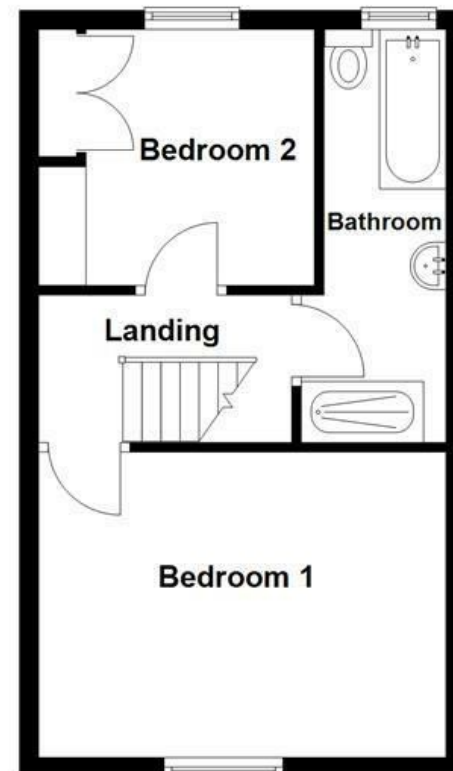


Ground Floor



First 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 | | 86 |
| (81-91) B | | |
| (69-80) C | 69 | |
| (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.



Holcombe Road, Rossendale, BB4 4NF

Offers Over £170,000

AN EXCEPTIONAL FIRST TIME HOME

Having been presented and maintained to the highest standard throughout with immaculate presentation, modern fixtures and fittings and neutral decoration, this outstanding two bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Helmshore. With fantastic garden space, added utility room and situated within the most desirable location, this property is the perfect home for any small family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rawtenstall, Bury, Manchester and Blackburn.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, open plan kitchen diner and houses a staircase to the first floor. The kitchen diner boasts modern wall and base units, integrated appliances and leads through to a utility room and out to the rear. The first floor comprises of doors on to two bedrooms and a four piece bathroom. Externally there is an enclosed garden to the rear with patio area and laid to lawn areas.

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

Holcombe Road, Rossendale, BB4 4NF

Offers Over £170,000

 2  1  1  C

- Terraced Property
 - Four Piece Family Bathroom
 - On Street Parking
 - EPC Rating: C
- Two Bedrooms
 - One Reception Room
 - Freehold
- Fitted Kitchen With Range of Appliances
 - Enclosed Rear Garden
 - Council Tax Band: A

Ground Floor

Vestibule
3'4 x 3'4 (1.02m x 1.02m)
Composite double glazed frosted entrance door, dado rail and oak door to hall.

Hall
10'1 x 3'4 (3.07m x 1.02m)
Central heating radiator, spotlights, smoke detector, wood effect laminate floor, stairs to first floor and oak doors to reception room and kitchen.

Reception Room
10'7 x 10'5 (3.23m x 3.18m)
UPVC double glazed window, central heating radiator, spotlights, TV point and wood effect laminate floor.

Kitchen
14'5 x 11'1 (4.39m x 3.38m)
Upright central heating radiator, spotlights, range of panelled wall and base units, wood effect worktops, stainless steel sink with draining board and mixer tap, integrated electric oven, four ring induction hob, extractor hood, integrated fridge freezer, integrated dishwasher, stone fireplace, under stairs storage, wood effect laminate floor, oak door to utility room and hardwood single glazed French doors to rear.

Utility Room
5'10 x 5'5 (1.78m x 1.65m)
UPVC double glazed frosted window, central heating radiator, plumbing for washing machine, dual flush WC, vanity top wash basin with mixer tap, tiled elevation and tiled floor.

First Floor

Landing
8'9 x 5'1 (2.67m x 1.55m)
Spotlights and doors to two bedrooms and bathroom.

Bedroom One
14'5 x 10'7 (4.39m x 3.23m)
UPVC double glazed window, central heating radiator, spotlights and loft access.

Bedroom Two
9'6 x 8'8 (2.90m x 2.64m)
UPVC double glazed window, central heating radiator fitted wardrobes and spotlights.

Bathroom
13'6 x 5'2 (4.11m x 1.57m)
UPVC double glazed frosted window, central heating radiator, spotlights, dual flush WC, pedestal wash basin with traditional tap, panel bath with mixer tap and rinse head, direct feed shower in double enclosure, extractor fan, tiled elevation and tiled floor.

External

Front
Gated courtyard.

Rear
Raised paved patio, laid to lawn and mature shrubs.



Tel: 01706215618

www.keenans-estateagents.co.uk