Keenans









Grane Road, Rossendale, BB4 4PB

£399,950

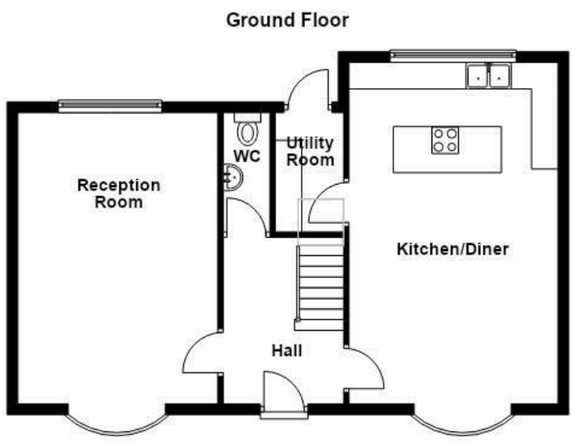
A STYLISH FOUR BEDROOM SEMI DETACHED FAMILY HOME NOT TO BE MISSED

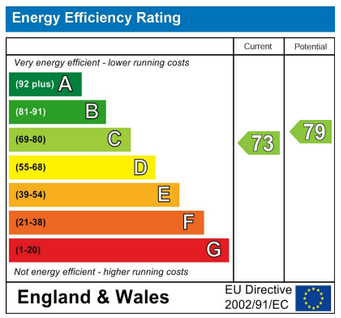
Welcome to Grane Road in the heart of Rossendale, this stunning four-bedroom stone-built semi-detached family home on Grane Road offers a perfect blend of modern living and traditional charm. As you approach the property, you are greeted by breathtaking views that enhance its appeal. The beautifully landscaped garden provides a serene outdoor space, while the gated driveway ensures convenient off-road parking.

Upon entering, you will find a bright and inviting hallway that sets the tone for the rest of the home. The stylish modern decor throughout creates a warm and welcoming atmosphere. The ground floor features a fantastic contemporary kitchen diner, ideal for entertaining family and friends, along with a separate utility room that adds practicality to daily life. A convenient downstairs WC is also available for guests.

The cosy lounge is a perfect retreat, offering a comfortable space to unwind after a long day. Upstairs, the property boasts four well-proportioned bedrooms, including a master suite complete with a dressing area and en-suite bathroom, providing a private sanctuary for relaxation.

This home is ready to move into, making it an excellent choice for families seeking a blend of comfort and style in a desirable location. With its ample storage space and modern amenities, this property truly represents the perfect family home. Don't miss the opportunity to make this delightful residence your own.





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.

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- An Exceptional Semi Detached Property
- Four Generously Sized Bedrooms
- Immaculately Presented With Stylish Interiors
- Open Plan Kitchen Diner
- Perfect Family Home
- Sought After Location
- Gated Off Road Parking
- EPC Rating C
- Tenure Leasehold
- Council Tax Band C

Ground Floor

Entrance

Composite double glazed frosted door to the hallway.

Hallway

11'6" x 8'0" (3.51 x 2.44)

Central heating radiator, smoke alarm, herringbone flooring, door to the reception room, kitchen diner and WC.

Reception Room

20'0" x 12'7" (6.1 x 3.86)

UPVC double glazed window, UPVC double glazed bay window, central heating radiator, tiled fireplace, inset shelving, ceiling rose, dado rail.

WC

7'9" x 2'11" (2.38 x 0.9)

Central heating radiator, a two piece suite comprising of a dual flush WC, wall mounted vanity top wash basin with mixer tap, extractor fan, herringbone flooring.

Kitchen Diner

24'11" x 12'0" (7.62 x 3.66)

UPVC double glazed bay window, UPVC double glazed window, central heating radiator, a range of panelled wall and base units, solid wood surface, panelled splash backs, composite one and a half bowl sink and drainer with boiling water mixer tap, an integrated double oven with a four ring induction hob and extractor hood, integrated fridge freezer and dishwasher, spotlights, pendant lighting, smoke alarm, herringbone flooring, door to the utility room.

Utility Room

7'5" x 4'3" (2.28 x 1.3)

Central heating radiator, oak surface, plumbing for a washing machine, store cupboard, pendant lighting, herringbone flooring, UPVC double glazed door to the rear.

First Floor

Landing

12'2 x 6'6 (3.71m x 1.98m)

Smoke alarm, loft access, dado rail, doors to four bedrooms and bathroom.

Bedroom One

18'0" x 12'0" (5.49 x 3.66)

Two UPVC double glazed windows, two central heating radiators, ceiling rose, feature wall lights, door to the en suite.

Dressing Room

12'11" x 9'8" (3.94 x 2.97)

En Suite

8'2" x 3'1" (2.49 x 0.95)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap and marble effect tiled splash back, direct feed rainfall shower enclosure and rinse head, marble effect tiled elevations, extractor fan, marble effect tiled flooring.

Bedroom Two

12'7" x 9'6" (3.86 x 2.92)

UPVC double glazed window, central heating radiator.

Bedroom Three

9'10" x 8'1" (3.01 x 2.48)

UPVC double glazed window, central heating radiator.

Bedroom Four

7'6" x 5'8" (2.29 x 1.75)

UPVC double glazed window, central heating radiator.

Bathroom

10'5" x 5'1" (3.19 x 1.55)

UPVC double glazed window, chrome heated towel rail, a four piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, freestanding bath with mixer tap and rinse head, walk in direct feed rainfall shower with rinse head, spotlights, extractor fan, marble effect tiled elevations, ceiling mounted tiled elevations, marble tiled flooring.

External

Front

Gated driveway with an enclosed garden with slate chippings, laid to lawn and shrubbery areas.

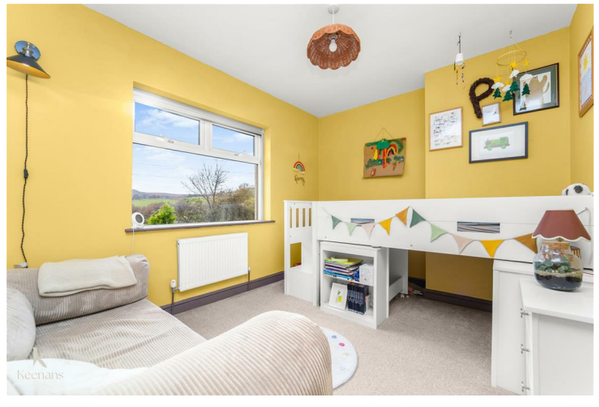
Rear

Enclosed garden with stone flagging, steps to a laid to lawn area.

















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