



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Sandringham Grove, Rossendale, BB4 4BX

Offers Over £250,000

FOUR BEDROOM DETACHED IN HASLINGDEN

Welcome to this lovely four-bedroom home in the charming area of Sandringham Grove, Haslingden, this delightful house offers a perfect blend of comfort and practicality. Upon entering, you are welcomed by a spacious reception room that flows seamlessly into a generous dining room, creating an ideal space for both entertaining guests and enjoying family meals. The well-appointed kitchen, complete with a utility room, provides ample storage and functionality for all your culinary needs.

Convenience is key in this home, with a downstairs WC adding to the practicality of the layout. The property boasts four well-proportioned bedrooms, ensuring plenty of space for family or guests. The master bedroom is particularly noteworthy, featuring an ensuite shower room that adds a touch of luxury and privacy.

Outside, the property benefits from off-road sheltered parking, a valuable asset in this area. The rear yard offers a private outdoor space, perfect for relaxing or hosting gatherings during the warmer months.

This house is an excellent opportunity for those seeking a comfortable family home in a friendly community. With its spacious interiors and thoughtful design, it is sure to meet the needs of

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- Tenure Freehold
- Council Tax Band D
- EPC Rating D
- Off Road Parking With Detached Garage
- Ideal Family Home
- Bursting With Potential And Ready To Put Your Own Stamp On It
- Viewing Essential
- Four Well Appointed Bedrooms
- Gardens To Front And Rear Of Property
- Easy Access To Major Commuter Routes

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

13'7 x 7'7 (4.14m x 2.31m)

UPVC double glazed frosted window, central heating radiator, coving, smoke alarm, under stairs storage, doors to WC, kitchen and reception room, stairs to first floor.

WC

5'1 x 4' (1.55m x 1.22m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin and wood effect laminate flooring.

Reception Room

14'11 x 12'3 (4.55m x 3.73m)

UPVC double glazed window, central heating radiator, coving, dado rail, living flame gas fire with oak mantle, tiled cheeks and hearth.

Dining Room

12'3 x 11'1 (3.73m x 3.38m)

Central heating radiator, coving, dado rail, UPVC double glazed French doors to rear and door to reception room.

Kitchen

12'2 x 8'8 (3.71m x 2.64m)

UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, tiled splash backs, composite one and a half sink and drainer with mixer tap, integrated oven and grill in a high rise unit, four ring gas hob, plumbed for washing machine, space for fridge and dishwasher, access to boiler, spotlights, tiled floor, doors to rear porch and dining room.

Rear Porch

5'5 x 3'8 (1.65m x 1.12m)

Hardwood single glazed window, integrated storage, part tiled elevation, tiled effect laminate flooring and door to rear.

First Floor

Landing

9'11 x 9'4 (3.02m x 2.84m)

UPVC double glazed frosted window, loft access, coving, doors to four bedrooms, bathroom and storage.

Bedroom One

13'5 x 10'7 (4.09m x 3.23m)

UPVC double glazed window, central heating radiator, coving and door to en suite.

En Suite

7'8 x 2'10 (2.34m x 0.86m)

UPVC double glazed frosted window, dual flush WC, pedestal wash basin with mixer tap, direct feed shower and tiled elevation.

Bedroom Two

10'8 x 10'8 (3.25m x 3.25m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Three

10'6 x 9'5 (3.20m x 2.87m)

UPVC double glazed window, central heating radiator, coving and integrated storage.

Bedroom Four

9'4 x 6'8 (2.84m x 2.03m)

UPVC double glazed window, central heating radiator and coving.

Bathroom

6'8 x 5'10 (2.03m x 1.78m)

UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin, panel bath and tiled elevation.

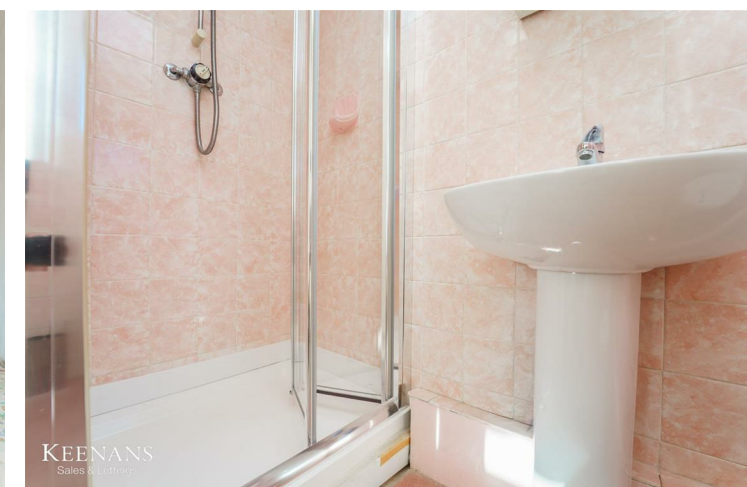
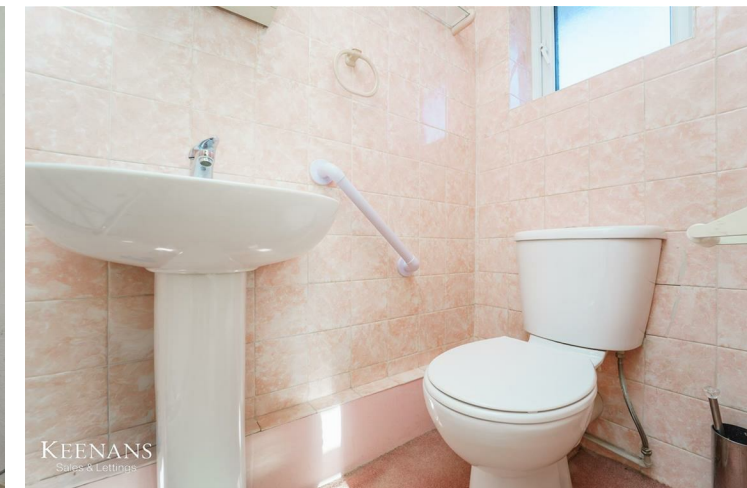
External

Rear

Enclosed block paved garden, bedding areas and gravel chippings.

Front

Laid to lawn garden, block paved driveway leading to garage, bedding areas with mature shrubs.



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