



Greenfold Drive, Rossendale, BB4 8RN

£285,000

3 1 2 D

- Beautiful Semi Detached Property
 - Viewing Essential
 - Spacious Rear Garden
 - EPC Rating D
- Three Bedrooms
 - Countryside Views
 - Tenure Freehold
- Ample Off Road Parking
 - Perfectly Family Home in Sought-After Location
 - Council Tax Band C

Ground Floor

Entrance

Composite door to entrance hall.

Entrance Hall

6'5 x 5'5 (1.96m x 1.65m)

Central heating radiator, alarm, door to reception room, stairs to first floor.

Reception Room One

13'3 x 15'8 (4.04m x 4.78m)

UPVC double glazed window, central heating radiator, gas fire with marble effect surround, storage, opening to reception room two.

Reception Room Two

8 x 9'2 (2.44m x 2.79m)

UPVC double glazed sliding doors to conservatory, central heating radiator, sliding door to kitchen,

Conservatory

8 x 7 (2.44m x 2.13m)

UPVC double glazed windows, UPVC double glazed glass door to side external, electric heater, wood effect flooring, PVC roof insulation.

Kitchen

8'5 x 9'2 (2.57m x 2.79m)

UPVC double glazed window, extractor fan, wood effect flooring, laminate surfaces, wood panelled wall and base units, ceramic one and half sink with mixer tap, integrated oven, four ring gas hob, integrated washing machine, integrated dishwasher, space for fridge freezer.

First Floor

Landing

Door to bathroom and three bedrooms.

Bedroom One

12'6 x 9'2 (3.81m x 2.79m)

UPVC double glazed window, central heating radiator.

Bedroom Two

11'4 x 9'2 (3.45m x 2.79m)

UPVC double glazed window, central heating radiator.

Bedroom Three

10'8 x 6'4 (3.25m x 1.93m)

UPVC double glazed window, central heating radiator, fitted storage, loft access.

Bathroom

6'4 x 7'8 (1.93m x 2.34m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin, direct feed walk in shower enclosure.

External

Front

Large driveway, paved path to front door, trees, mature shrubbery.

Rear

Paved patio area, laid to lawn garden, stairs to garage conversion.

Garage Conversion

Bedroom

11'1 x 9'3 (3.38m x 2.82m)

UPVC double glazed window, electric heater, door to en suite.

En Suite

5'5 x 6'1 (1.65m x 1.85m)

UPVC double glazed frosted window, electric heater, walk in electric shower enclosure, dual flush WC, pedestal wash basin with mixer tap.



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