



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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## Knowl Meadow, Rossendale, BB4 4LW

### £450,000

#### THE PERFECT FAMILY HOME WITH A GENEROUS GARDEN

Nestled in the charming area of Knowl Meadow, Rossendale, this impressive four-bedroom detached family home offers a perfect blend of space, style, and convenience. The property boasts four generously sized bedrooms, with the master suite featuring a private ensuite shower room, ensuring comfort and privacy for the whole family.

Tastefully decorated throughout, this home is ready for you to move in without the need for any immediate renovations. The heart of the home is undoubtedly the stunning open-plan modern kitchen and dining room, which provides an ideal setting for family gatherings and entertaining guests. The design maximises both space and light, creating a warm and inviting atmosphere.

Outside, the generous rear garden is a delightful feature, providing ample space for outdoor activities and relaxation. Additionally, there is a large shed that is currently divided into storage and a gym area, offering versatility for your needs. This space could easily be transformed into a home office, catering to the demands of modern living.

Situated in a great location, this property is conveniently close to local amenities, schools, and major commuter routes to Manchester, making it an ideal choice for families and professionals alike. With its spacious layout and excellent features, this home is a wonderful opportunity for those seeking a comfortable and stylish living environment in a desirable area. Don't miss the chance to make this lovely house your new home.

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# Knowl Meadow, Rossendale, BB4 4LW

## £450,000

 4  2  1  C

- Impressive Detached Property
- Stunning Open Plan Dining Kitchen
- Ample Off Road Parking and Integral Garage
- EPC Rating C
- Four Bedrooms
- Immacuate Presentation Throughout
- Tenure Freehold
- Two Bathrooms
- Extensive Rear Garden with Versatile Summer House
- Council Tax Band D

### Ground Floor

#### Entrance Porch

4'10 x 3'1 (1.47m x 0.94m)

Composite double glazed frosted front door, fitted store and door to hall.

#### Hall

13'6 x 5'11 (4.11m x 1.80m)

Central heating radiator, coving, smoke detector, tiled flooring, door to kitchen, sliding door to reception room and stairs to first floor.

#### Reception Room

23'9 x 10'1 (7.24m x 3.07m)

UPVC double glazed bay window, UPVC double glazed window, two central heating radiators and television point.

#### Kitchen

20'3 x 16'6 (6.17m x 5.03m )

Three UPVC double glazed windows, two central heating radiators, range of wall and base units with quartz work surfaces, breakfast bar, integrated high rise double oven, five ring induction hob with worktop integrated extractor hood, composite inset one and a half bowl sink with mixer tap and integrated draining ridges, integrated dishwasher, integrated fridge freezer, fitted store, tiled flooring, doors to understairs storage, side hall and composite double glazed frosted door to rear.

#### Side Hall

4'2 x 3'11 (1.27m x 1.19m)

Tiled flooring, doors to WC and garage.

#### WC

4'0 x 3'7 (1.22m x 1.09m)

Central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, extractor fan and wood effect flooring.

#### Garage

13'9 x 8'1 (4.19m x 2.46m)

Plumbing for washing machine, space for dryer, wall mounted boiler, fuse and meters and roller shutter garage door.

### First Floor

#### Landing

Loft access, doors leading to four bedrooms, bathroom and linen cupboard.

#### Bedroom One

12'8 x 10'1 (3.86m x 3.07m)

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

#### En Suite

6'5 x 6'0 (1.96m x 1.83m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosed, extractor fan, spotlights, tiled elevations, tiled effect flooring and over stairs storage.

#### Bedroom Two

14'8 x 8'7 (4.47m x 2.62m)

UPVC double glazed window, central heating radiator and fitted store.

#### Bedroom Three

10'1 x 9'0 (3.07m x 2.74m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

#### Bedroom Four

8'9 x 8'9 (2.67m x 2.67m)

UPVC double glazed window and central heating radiator.

#### Bathroom

6'3 x 5'6 (1.91m x 1.68m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, PVC panelling to ceiling, partial PVC panelled elevations, spotlights, extractor fan and wood effect flooring.

#### External

#### Rear

Enclosed garden with laid to lawn, paving, bedding areas, gravel chippings and access to summer house.

#### Summer House - Store

9'10 x 9'9 (3.00m x 2.97m)

Power and lighting.

#### Summer House - Gym

9'10 x 9'9 (3.00m x 2.97m)

Power and lighting.

#### Front

Laid to lawn garden, paved driveway and access to garage.



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