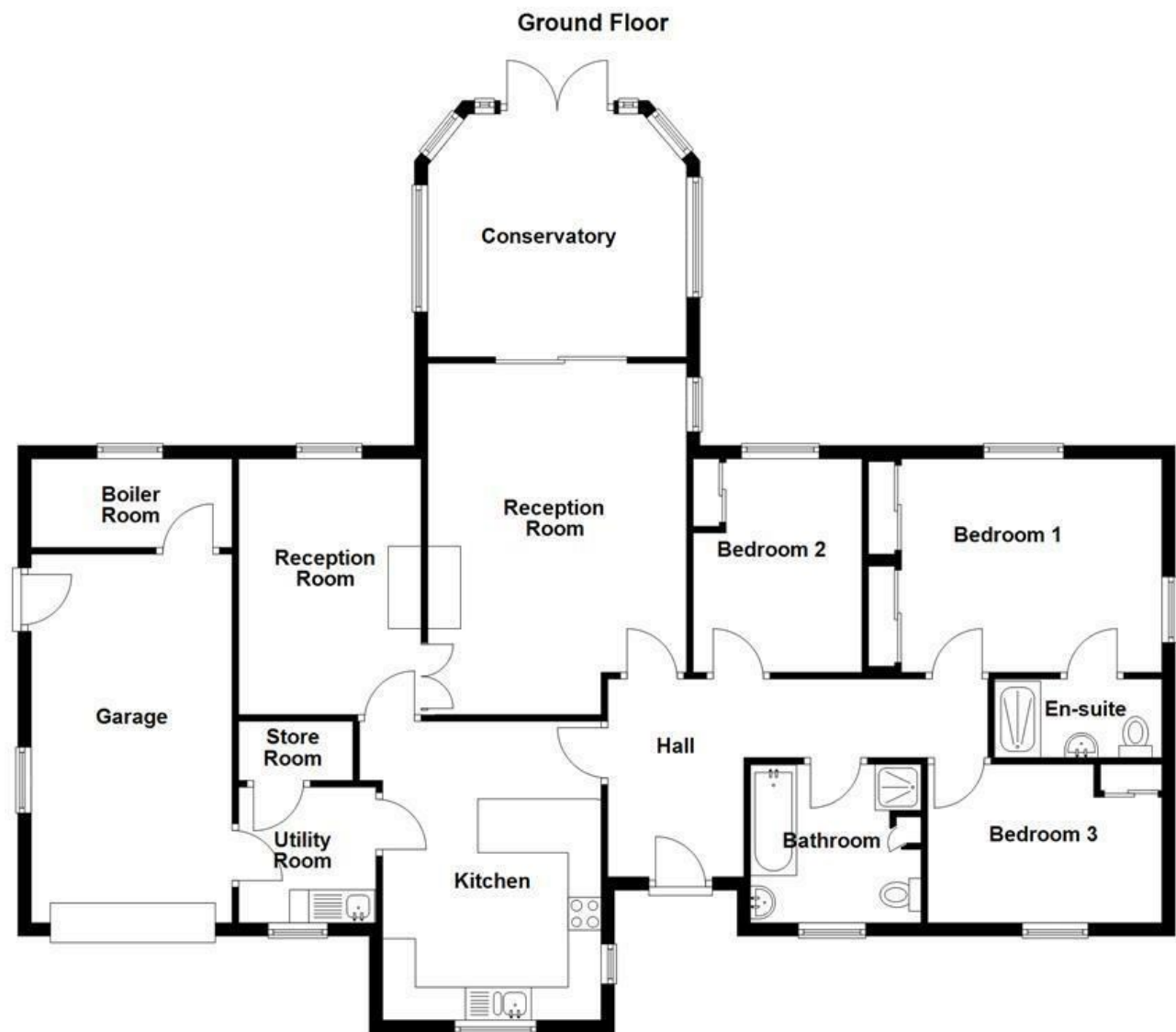




Narcissus Avenue, Rossendale, BB4 6LG

£300,000

AN ENVIABLE DETACHED TRUE BUNGALOW

Offering an abundance of indoor and outdoor space and located on an impressive plot, this enviable three bedroom detached true bungalow is being proudly welcomed to the market in the desirable location of Haslingden. With integral garage, three living areas and three generously sized bedrooms, this outstanding property is the perfect family home truly not to be missed! Bursting with potential, this property is a complete blank canvas ready for any potential buyer to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rawtenstall, Bury, Manchester and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, fitted kitchen, three generously sized bedrooms and a family bathroom. The reception room leads on to a dining room. The kitchen guides you through to a utility room and the dining room. The utility room guides you through to an integral garage and linen cupboard. The garage then guides you through to a boiler room. All three bedrooms benefit from fitted wardrobes with the main bedroom boasting an en suite shower room. Externally there is a laid to lawn garden with paving, bedding and mature shrubs to the rear. The front benefits from a laid to lawn garden with paving, mature shrubs, off road parking and access on to the garage.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D	53	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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 3  2  2  E

- Detached Bungalow
 - Two Bathrooms
 - Off Road Parking And Garage
 - EPC Rating: E
- Three Generous Bedrooms
 - Fitted Kitchen And Separate Utility Room
 - Tenure: Leasehold
- Two Reception Rooms
 - Enclosed Mature Rear Garden
 - Council Tax Band: E

Ground Floor

Hall

19' x 8'6 (5.79m x 2.59m)
Hardwood single glazed frosted entrance door, central heating radiator, loft access (boarded with lighting), coving, smoke alarm, dado rail and hardwood doors to reception room, kitchen, three bedrooms and bathroom.

Reception Room One

17'6 x 12'11 (5.33m x 3.94m)
UPVC double glazed window, central heating radiator, coving, three feature wall lights, open coal double sided fire, stone and exposed brick heath and surround, TV point, dado rail, hardwood double doors to reception room two and aluminium double glazed sliding door to conservatory.

Conservatory

12'11 x 12'1 (3.94m x 3.68m)
Hardwood single glazed windows, polycarbonate roof and hardwood single glazed double doors to rear.

Reception Room Two

12'9 x 9'1 (3.89m x 2.77m)
UPVC double glazed window, central heating radiator, open coal double sided fire with stone and exposed brick hearth and surround, two feature wall lights, inset shelving, dado rail and hardwood door to kitchen.

Kitchen

14'11 x 12'1 (4.55m x 3.68m)
Two UPVC double glazed windows, central heating radiator, wood panel wall and base units, tiled worktops, tiled splash back, one and half bowl stainless steel sink with draining board and mixer tap, integrated electric double oven, four burner gas hob, extractor hood, space for fridge freezer, plumbing for dishwasher, breakfast bar and hardwood door to utility room.

Utility Room

6'10 x 6'8 (2.08m x 2.03m)
UPVC double glazed window, central heating radiator, wood panel wall and base units, tiled worktops, tiled splash back, stainless steel sink with draining board and traditional taps, plumbing for washing machine, tile effect lino flooring and hardwood doors to garage and store room.

Store Room

5'8 x 2'11 (1.73m x 0.89m)
Water tank and tile effect lino flooring.

Garage

18'4 x 10' (5.59m x 3.05m)
Up and over door, UPVC double glazed window, power, lighting, integrated storage, hardwood single glazed frosted door to side and door to boiler room.

Boiler Room

10' x 4'6 (3.05m x 1.37m)
UPVC double glazed window and Worcester boiler/

Bedroom One

14'8 x 10'8 (4.47m x 3.25m)
Two UPVC double glazed windows, central heating radiator, TV point, fitted wardrobes and door to en suite.

En Suite

8'4 x 3'11 (2.54m x 1.19m)
Central heating radiator, spotlights, low flush WC, pedestal wash basin with mixer tap, direct feed shower in double enclosure, extractor fan, integrated storage and tiled elevation.

Bedroom Two

10'8 x 8'5 (3.25m x 2.57m)
UPVC double glazed window, central heating radiator, fitted wardrobes and TV point.

Bedroom Three

11'8 x 7'9 (3.56m x 2.36m)
UPVC double glazed window, central heating radiator, fitted wardrobes and TV point.

Bathroom

8'6 x 7'9 (2.59m x 2.36m)
UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, direct feed shower in single enclosure, integrated linen cupboard and tiled elevation,

External

Front

Laid to lawn, paving, bedding areas, mature shrubs and drive leading to garage.

Rear

Laid to lawn garden, paving, bedding areas and mature shrubs.



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