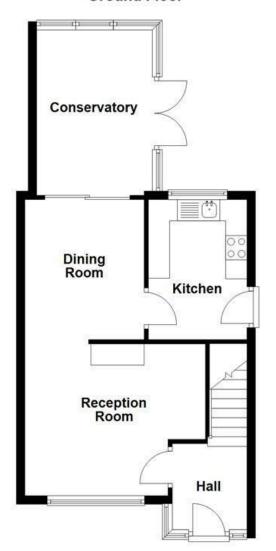
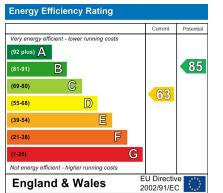


Ground Floor







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.









Horncliffe Close, Rossendale, BB4 6EE £280,000

STUNNING THREE BEDROOM SEMI DETATCHED HOME IN ROSSENDALE

Nestled on Hornciffe Close in the charming village of Rawtenstall, Rossendale, this delightful house offers a perfect blend of comfort and style. As you enter, you are welcomed by a reception room that seamlessly flows into a spacious dining area, creating an inviting space ideal for both entertaining guests and enjoying family meals.

The heart of the home is undoubtedly the beautiful conservatory, which is bathed in natural light and provides a serene view of the large rear garden. This tranquil space is perfect for relaxation or as a vibrant area for indoor plants, allowing you to enjoy the beauty of the outdoors from the comfort of your home.

The property boasts two generously sized double bedrooms, providing ample space for rest and relaxation. Additionally, there is a versatile third bedroom that can easily be transformed into an office space, catering to the needs of modern living, whether you work from home or require a quiet area for study.

With its appealing layout and lovely features, this house is an excellent opportunity for those seeking a comfortable and stylish home in a picturesque setting. Don't miss the chance to make this charming property your own.

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Horncliffe Close, Rossendale, BB4 6EE £280,000











- Beautifully Presented Semi Detached Property
 Three Bedrooms
- Modern Fitted Kitchen
- Off Road Parking
- EPC Rating D

- - Perfect Family Home
 - Tenure Freehold

- Three Piece Bathroom Suite
- Stunning Rear Garden
- Council Tax Band C

Ground Floor

Entrance Hall

6'8 x 5'9 (2.03m x 1.75m)

UPVC double glazed frosted front door and windows, central heating radiator, smoke detector, wood effect flooring, door to reception room

Reception Room

13'11 x 11'9 (4.24m x 3.58m)

UPVC double glazed windows, central heating radiator, cast iron log burner with slate hearth and wooden mantel, television point, wood effect flooring and open to dining room.

Dining Room

10'10 x 8'10 (3.30m x 2.69m)

Central heating radiator, wood effect flooring, door to kitchen and UPVC double glazed sliding door to conservatory.

Conservatory

12'9 x 8'11 (3.89m x 2.72m)

UPVC double glazed windows, spotlights, insulated roof, wood effect flooring and UPVC double glazed French doors to rear.

Kitchen

10'10 x 7'11 (3.30m x 2.41m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with laminate work surfaces, inset ceramic sink with integrated draining ridges and high spout mixer tap, integrated oven with four ring induction hob and extractor hood, integrated under counter fridge, plumbing for washing machine, wood effect flooring and UPVC double glazed frosted to side elevation.

First Floor

Landing

9'1 x 6'1 (2.77m x 1.85m)

UPVC double glazed window, central heating radiator, loft access, spotlights, doors leading to three bedrooms and bathroom.

Bedroom One

12'1 x 10'2 (3.68m x 3.10m)

Bedroom Two

 $10\mbox{'}10$ x $10\mbox{'}4$ (3.30m x 3.15m) UPVC double glazed window, central heating radiator and fitted

Bedroom Three

8'0 x 6'10 (2.44m x 2.08m)

UPVC double glazed window and central heating radiator.

Bathroom

6'3 x 5'5 (1.91m x 1.65m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and overhead electric feed shower, tiled elevations and tiled effect flooring.

External

Rear

Enclosed tiered garden with laid to lawn, paved patio, pergola, mature shrubbery, bedding areas and timber shed.

Front

Laid to lawn garden, steps to entrance and driveway.















