



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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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## Horncliffe Close, Rossendale, BB4 6EE

### £280,000

STUNNING THREE BEDROOM SEMI DETACHED HOME IN ROSSENDALE

Nestled on Horncliffe 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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## £280,000

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- Beautifully Presented Semi Detached Property
  - Modern Fitted Kitchen
  - Off Road Parking
  - EPC Rating D
- Three Bedrooms
  - 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 and stairs to first floor.

#### 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)

UPVC double glazed window and central heating radiator.

#### Bedroom Two

10'10 x 10'4 (3.30m x 3.15m )

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

#### 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.



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