



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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			
<b>England &amp; Wales</b>		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Musbury Mews, Rossendale, BB4 4QF

### £349,950

**GORGEOUS FOUR-BEDROOM HOME IN HASLINGDEN**

Welcome to this charming house located in the desirable Musbury Mews, Haslingden, Rossendale. This delightful property offers a perfect blend of modern living and comfort, making it an ideal home for families or professionals alike.

As you enter, you are greeted by a gorgeous kitchen diner that seamlessly extends into the living space, creating an inviting atmosphere for both cooking and entertaining. The well-designed layout includes a convenient downstairs WC, ensuring practicality for guests and daily living.

On the first floor, you will find two spacious bedrooms, along with a second reception room that can serve as a study or playroom, depending on your needs. The family bathroom is also located on this level, providing easy access for all.

Venturing to the second floor, you will discover two additional bedrooms, including a master bedroom that boasts its own ensuite shower room. This private space is perfect for unwinding after a long day, offering both comfort and convenience.



# Musbury Mews, Rossendale, BB4 4QF

£349,950



- Tenure Leasehold
- Off Road Parking
- Ideal Family Home
- Easy Access To Major Commuter Routes

- Council Tax Band D
- Four Well ppointed Bedrooms
- Viewing Essential

- EPC Rating TBC
- Open Plan Living/Dining/Kitchen
- Low Maintenance Rear Garden

## Ground Floor

### Entrance

Composite double glazed frosted door to hall.

### Hall

9'9 x 6'8 (2.97m x 2.03m)

Coving, tiled effect laminate flooring, doors to WC, open plan living/dining/kitchen and stairs to first floor.

### WC

6'5 x 2'11 (1.96m x 0.89m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with waterfall mixer tap, space for washing machine and tiled effect laminate flooring.

### Open Plan Living/Dining/Kitchen

29'3 x 15'5 (8.92m x 4.70m)

Two UPVC double glazed windows, central heating radiator, vertical radiator, wall and base units, quartz worktops, tiled splash backs, composite one and a half sink with draining board and mixer tap, central island, integrated oven and grill, four ring induction hob, extractor hood, space for American style fridge freezer, integrated wine cooler, media wall, with integrated electric fire, spotlights, under stairs storage, tiled effect laminate flooring and UPVC double glazed French doors to rear.

## First Floor

### Landing

10'10 x 6'6 (3.30m x 1.98m)

Central heating radiator, coving, doors to bedroom three, bedroom four, bathroom and reception room, stairs to second floor.

### Reception Room

15'5 x 11' (4.70m x 3.35m)

UPVC double glazed window, central heating radiator, coving and UPVC double glazed French doors to Juliette balcony.

### Bedroom Three

12' x 8'5 (3.66m x 2.57m)

UPVC double glazed window and central heating radiator.

### Bedroom Four

9'4 x 6'7 (2.84m x 2.01m)

UPVC double glazed window and central heating radiator.

### Bathroom

8'3 x 5'5 (2.51m x 1.65m)

Central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, double panel bath with mixer tap, direct feed rainfall shower with rinse head, spotlights, tiled elevation, extractor fan and tiled flooring

## Second Floor

## Landing

7'4 x 6'3 (2.24m x 1.91m)

Central heating radiator, smoke alarm, loft access, doors to bedroom one and bedroom two.

### Bedroom One

15'5 x 12'2 (4.70m x 3.71m)

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

### En Suite

5'9 x 4'10 (1.75m x 1.47m)

Central heating towel rail, dual flush WC, wall mounted wash basin with waterfall mixer tap, direct feed rainfall shower with rinse head, spotlights, tiled elevation, extractor fan and tiled effect laminate flooring.

### Bedroom Two

15'4 x 10'9 (4.67m x 3.28m)

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

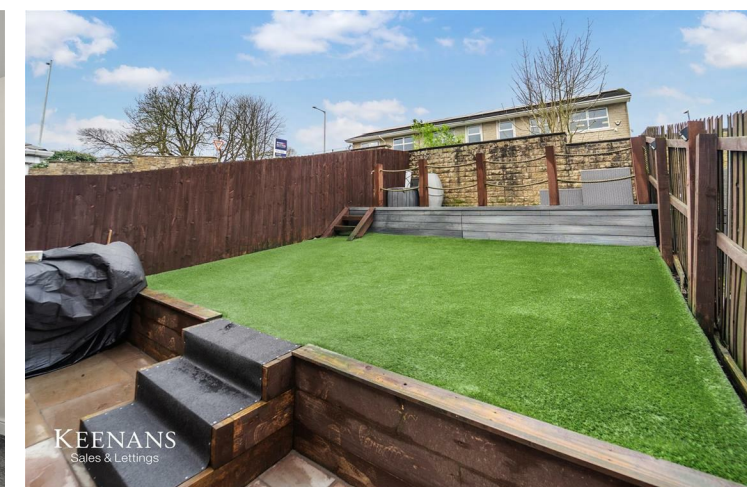
### External

#### Front

Paving and tarmac drive.

#### Rear

Enclosed laid to lawn garden with artificial grass and paving.



Tel: 01706215618

www.keenans-estateagents.co.uk