



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

Greenbank Park, Rossendale, BB4 7SY

£495,000

AN EXCEPTIONAL DETACHED FAMILY HOME

Nestled in the serene Greenbank Park area of Rossendale, this uniquely built four-bedroom detached family home offers a perfect blend of comfort and elegance. Situated in a quiet cul-de-sac, the property boasts breath-taking panoramic views that enhance its picturesque setting.

Meticulously maintained and presented to the highest standard, this home features a new boiler and a recently installed roof, both updated within the last year. The impressive double garage, with its generous high ceilings, presents an excellent opportunity for the addition of a mezzanine, catering to various needs.

The heart of the home is undoubtedly the stunning south-facing dining room, which is bathed in natural light and offers the exciting potential for a balcony that overlooks the rolling hills. Each window frames delightful woodland views, creating a tranquil atmosphere that is ideal for a growing family seeking a spacious and private residence.

This property is a true credit to its current owners, having been transformed into a luxurious and characterful home that is ready for you to move straight into. Conveniently located just a stone's throw away from all of Rawtenstall's amenities, it also benefits from easy access to bus routes, local schools, and excellent transport links to Manchester, Burnley, and Bury.

Greenbank Park, Rossendale, BB4 7SY

£495,000



- Tenure Freehold
 - Off Road Parking With Double Driveway
 - Envious Views
 - Sought After Location
- Council Tax band E
 - Viewing Essential
 - Abundance Of Indoor And Outdoor Space
- EPC Rating TBC
 - Ideal Family Home
 - Easy Access To Major Network Links

Ground Floor

Entrance

Composite double glazed frosted door to the hallway.

Hallway

15'6 x 5'6 (4.72m x 1.68m)

Central heating radiator, under staircase storage cupboard, wood effect laminate flooring, oak single glazed frosted door to the reception room and WC and a half staircase to the first floor.

WC

8'11 x 2'9 (2.72m x 0.84m)

UPVC double glazed frosted window, central heating radiator, a two piece suite comprising of a vanity top wash basin with traditional taps, low basin WC.

Reception Room One

18'5 x 11'11 (5.61m x 3.63m)

Two UPVC double glazed windows, central heating radiators, coving, gas fire with a granite effect hearth and surround, television point, wood effect laminate flooring.

First Floor

Landing

5'9 x 5'5 (1.75m x 1.65m)

Storage cupboard, oak single glazed frosted doors to the kitchen and dining room and a half staircase to the second floor.

Kitchen

21'4 x 7'7 (6.50m x 2.31m)

Two UPVC double glazed windows, two central heating radiators, a range of panelled wall and base units, granite effect surface, tiled splash backs, composite one and a half sink and drainer with mixer tap, integrated electric double oven with a four ring electric hob and extractor hood, integrated fridge and freezer, plumbing for washing machine and dishwasher, dado rail, wood effect laminate flooring, UPVC double glazed frosted door to the rear.

Dining Room

16'3 x 10'8 (4.95m x 3.25m)

UPVC double glazed window, central heating radiators, UPVC double glazed sliding door to the rear.

Second Floor

Landing

15'10 x 5'11 (4.83m x 1.80m)

Central heating radiator, smoke alarm, over staircase storage cupboard, doors to four bedrooms and bathroom.

Bedroom One

15 x 9'3 (4.57m x 2.82m)

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

En Suite

9'3 x 4'3 (2.82m x 1.30m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall shower enclosure, PVC panelled elevations, spotlights, wood effect laminate flooring.

Bedroom Two

12'9 x 9'3 (3.89m x 2.82m)

UPVC double glazed window, central heating radiator.

Bedroom Three

11'11 x 8'10 (3.63m x 2.69m)

UPVC double glazed window, central heating radiator, loft access.

Bedroom Four

9'3 x 6'6 (2.82m x 1.98m)

UPVC double glazed window, central heating radiator.

Bathroom

9'8 x 5'11 (2.95m x 1.80m)

UPVC double glazed frosted window, chrome heated towel rail, a four piece suite comprising of a dual flush WC, wood effect panelled bath with mixer tap, pedestal wash basin with mixer tap, corner direct feed rainfall shower enclosure, tiled elevations, extractor fan.

External

Rear

Enclosed wrap around garden with laid to lawn, paving, bedding, mature shrubs, pond, greenhouse and countryside views. Also an outside fitted tap.

Front

Laid to lawn garden with paving, stone chip, bedding, double driveway and access to the double garage.

Double Garage

19'4 x 19'1 (5.89m x 5.82m)

UPVC double glazed frosted window, power, lighting, Worcester boiler, high ceiling.



Tel: 01706215618

www.keenans-estateagents.co.uk