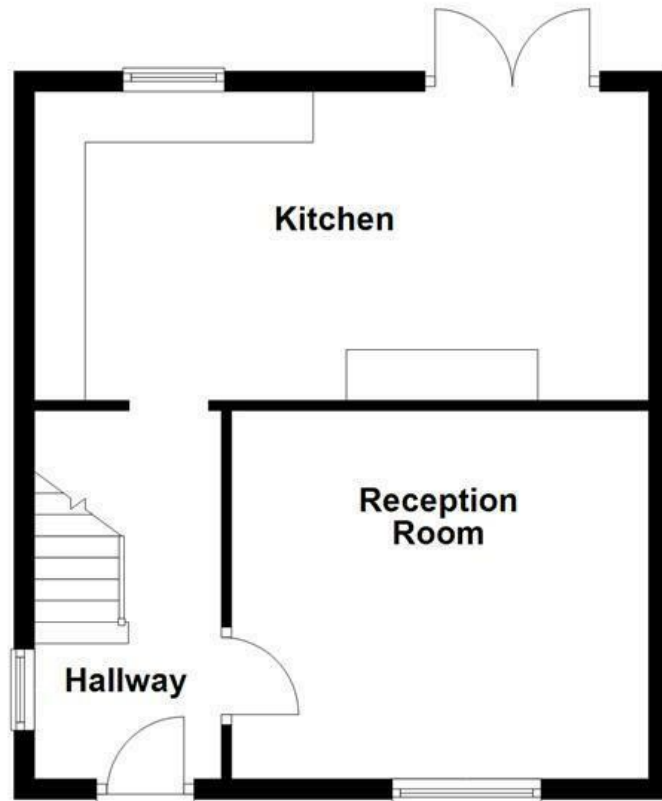
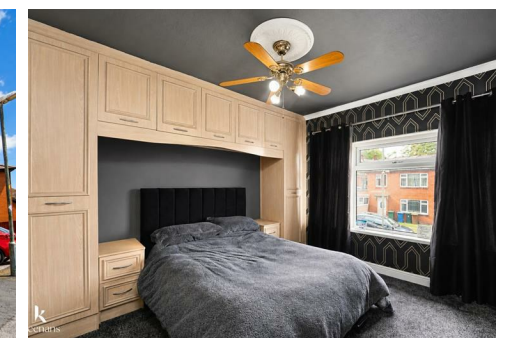
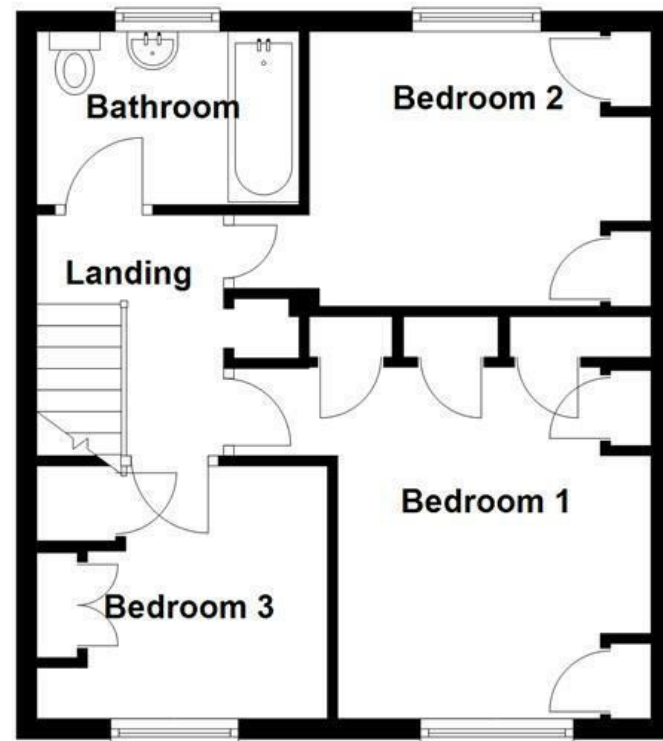


**Ground Floor**  
Approx. 41.0 sq. metres (441.7 sq. feet)



**First Floor**  
Approx. 41.0 sq. metres (441.7 sq. feet)



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 Crescent, Rossendale, BB4 6AY

**£199,950**

A SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY

Welcome to Musbury Crescent, Rossendale, this delightful three-bedroom semi-detached house offers a perfect blend of modern living and outdoor enjoyment. Upon entering, you are welcomed into a spacious lounge that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining guests. The heart of the home is undoubtedly the contemporary kitchen diner, which boasts ample space for family meals and gatherings, making it a wonderful spot for culinary creativity. The property features three well-proportioned bedrooms, providing comfortable accommodation for families or those seeking extra space for guests or a home office.

Each room is filled with natural light, creating a bright and airy feel throughout the house.

One of the standout features of this property is the beautifully maintained garden, which includes a charming summerhouse that has been thoughtfully converted into a bar. This unique addition is perfect for hosting summer gatherings or simply enjoying a quiet evening outdoors. The garden offers a tranquil retreat, ideal for gardening enthusiasts or those who appreciate outdoor leisure.

Additionally, the property benefits from a driveway, providing convenient off-road parking for residents and visitors alike. Musbury Crescent is situated in a friendly neighbourhood, close to local amenities and transport links, making it an excellent choice for families and professionals.

In summary, this semi-detached house in Rossendale presents a wonderful opportunity for those seeking a modern home with delightful outdoor spaces. With its inviting interiors and unique features, it is sure to appeal to a variety of buyers.

# Musbury Crescent, Rossendale, BB4 6AY

£199,950



- Semi Detached Property
- Spacious Reception Room
- Off Road Parking
- EPC Rating TBC
- Three Bedrooms
- Three Piece Bathroom
- Freehold
- Open Plan Dining Kitchen
- Enclosed Rear Garden
- Council Tax Band A

## Ground Floor

**Entrance Hallway**  
12'8 x 6'1 (3.86m x 1.85m)

**Reception Room**  
13'6 x 11'11 (4.11m x 3.63m)

**Dining Kitchen**  
19'11 x 10' (6.07m x 3.05m)

## First Floor

**Landing**  
18'9 x 6'3 (5.72m x 1.91m)

**Bedroom One**  
13'6 x 12' (4.11m x 3.66m)

**Bedroom Two**  
14'1 x 8'11 (4.29m x 2.72m)

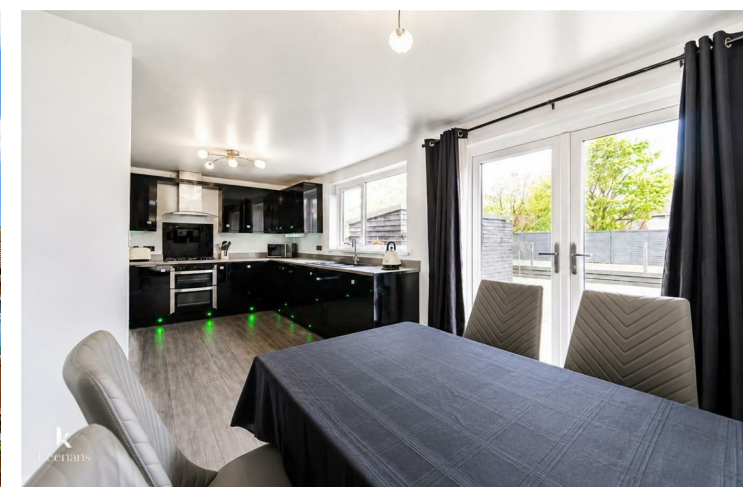
**Bedroom Three**  
9'5 x 8'2 (2.87m x 2.49m)

**Bathroom**  
8'5 x 5'7 (2.57m x 1.70m)

## External

**Front**  
Indian stone paved driveway.

**Rear**  
Artificial lawn garden with Indian stone paving and a summer house.



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