



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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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## Barnes Avenue, Rossendale, BB4 8ST

### Offers Over £250,000

ENVIABLE THREE BEDROOM SEMI DETACHED HOME IN THE HEART OF RAWTENSTALL

Located on the charming Barnes Avenue in Rossendale, this delightful semi-detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families seeking a welcoming home.

The spacious lounge provides an inviting space for relaxation and entertainment, while the modern kitchen is equipped to meet all your culinary needs, making it a joy to prepare meals. The layout of the house promotes a sense of openness and light, creating a warm atmosphere throughout.

Outside, you will find both front and back gardens, offering ample space for outdoor activities, gardening, or simply enjoying the fresh air. This feature is particularly appealing for families with children or pets, providing a safe and enjoyable environment.

The location is another significant advantage, as it is conveniently situated close to local schools, making the morning school run a breeze. The surrounding area is known for its community spirit and accessibility to local amenities, ensuring that everything you need is within easy reach.

In summary, this property on Barnes Avenue is a wonderful opportunity for those looking for a family home in a great location. With its modern features, spacious living areas, and proximity to schools, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely house your new home.



# Barnes Avenue, Rossendale, BB4 8ST

## Offers Over £250,000

 3  1  1  D

- Semi Detached Property
- Fitted Kitchen
- On Street Parking
- EPC Rating: D
- Three Bedrooms
- Three Piece Modern Shower Room
- Tenure: Freehold
- Spacious Reception Room
- Enclosed Rear Garden
- Council Tax Band: B

### Ground Floor

#### Hall

4'7 x 3'2 (1.40m x 0.97m)  
UPVC double glazed frosted entrance door, central heating radiator, wood effect laminate flooring, stairs to first floor and door to reception room.

#### Reception Room

16'6 x 14'4 (5.03m x 4.37m)  
UPVC double glazed window, central heating radiator, spotlights, TV point, wood effect laminate floor, door to kitchen and UPVC double glazed French doors to rear.

#### Kitchen

19'7 x 7'10 (5.97m x 2.39m)  
Two UPVC double glazed windows, upright central heating radiator, spotlights, gloss base units, laminate worktops, stainless steel sink with draining board and mixer tap, space for range cooker, extractor hood, plumbing for washing machine, space for fridge freezer, wood effect lino flooring and UPVC double glazed frosted door to rear.

### First Floor

#### Landing

8'11 x 7'9 (2.72m x 2.36m)  
UPVC double glazed window and doors to three bedrooms and shower room.

#### Bedroom One

13'2 x 11'4 (4.01m x 3.45m)  
UPVC double glazed window, central heating radiator, spotlights and storage.

#### Bedroom Two

11'8 x 10'6 (3.56m x 3.20m)  
UPVC double glazed window, central heating radiator and loft access.

#### Bedroom Three

8'10 x 7'11 (2.69m x 2.41m)  
UPVC double glazed window and central heating radiator.

#### Shower Room

8'5 x 6'2 (2.57m x 1.88m)  
UPVC double glazed window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower in double enclosure, extractor fan, tiled elevation and tile effect flooring.

### External

#### Front

Paving, stone chips and bedding areas.

#### Rear

Enclosed garden, paving, stone chips and bedding areas.



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