

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	80
(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.

Haworth Avenue, Rossendale, BB4 8SS

Offers Over £260,000

SPACIOUS THREE-BEDROOM HOME IN ROSSENDALE

Nestled on the charming Haworth Avenue in Rossendale, this delightful house offers a perfect blend of comfort and practicality. Upon entering, you are welcomed by a generous reception room that provides an inviting space for relaxation and entertaining. The well-designed kitchen is a highlight, featuring modern amenities that make cooking a pleasure.

For added convenience, the property includes a downstairs WC, ensuring ease for both residents and guests. Upstairs, you will find three well-proportioned bedrooms, each offering ample space for rest and personalisation. The well-appointed bathroom serves as a tranquil retreat, designed to meet all your needs.

Outside, the rear garden is laid to lawn, providing a lovely outdoor space for children to play or for hosting summer gatherings. Additionally, off-road parking is available, making it easy to come and go without the hassle of street parking.

This property is an excellent opportunity for families or individuals seeking a comfortable home in a desirable location. With its thoughtful layout and convenient features, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely house your new home.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Haworth Avenue, Rossendale, BB4 8SS

Offers Over £260,000



- Tenure Freehold
- Off Road Parking To Rear
- Three Well Proportioned Bedrooms
- Easy Access To Major Commuter Routes
- Council Tax Band B
- Ideal Family Home
- Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating D
- Viewing Essential
- Enviably Garden Space And Not Overlooked To The Rear

Ground Floor

Entrance

Hardwood single glazed frosted door to hall.

Hall

5' x 3'11 (1.52m x 1.19m)

Central heating radiator, smoke alarm, tiled laminate flooring and door to reception room.

Reception Room

16'6 x 13'11 (5.03m x 4.24m)

Two hardwood double glazed leaded windows, central heating radiator, wall mounted electric fire, wood panelled floor and door to further hall.

Further Hall

6'5 x 3'8 (1.96m x 1.12m)

Laminate tiled floor, doors to under stairs storage, boiler cupboard, WC, Kitchen and rear.

WC

6' x 2'11 (1.83m x 0.89m)

Hardwood double glazed window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap and tiled laminate flooring.

Boiler Cupboard

6'2 x 3'3 (1.88m x 0.99m)

Hardwood double glazed frosted window, boiler, space for washing machine and tiled effect laminate flooring.

Kitchen

12'9 x 9'11 (3.89m x 3.02m)

Two UPVC double glazed windows, vertical central heating radiator, wall and base units, laminate work tops, tiled splash backs, ceramic one and a half sink with draining board and mixer tap, space for two door range cooker and hob, plumbed for washing machine, space for fridge and freezer and tiled laminate flooring.

First Floor

Landing

7' x 6'6 (2.13m x 1.98m)

Hardwood double glazed frosted window, smoke alarm, wood effect laminate flooring, doors to three bedrooms and bathroom.

Bedroom One

13'11 x 10'4 (4.24m x 3.15m)

Hardwood double glazed leaded window and wood effect laminate flooring.

Bedroom Two

12'10 x 9'10 (3.91m x 3.00m)

Two hardwood double glazed leaded windows, central heating radiator and wood effect laminate flooring.

Bedroom Three

10'8 x 9'5 (3.25m x 2.87m)

Hardwood double glazed leaded window, central heating radiator and wood effect laminate flooring.

Bathroom

6'3 x 5'7 (1.91m x 1.70m)

Hardwood double glazed frosted window, central heating towel rail, dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap, direct feed shower with mixer tap, extractor fan, part tiled elevation and tiled effect laminate flooring.

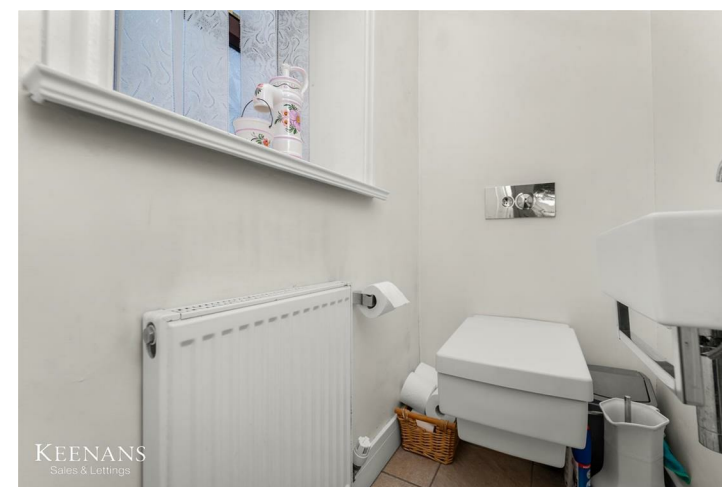
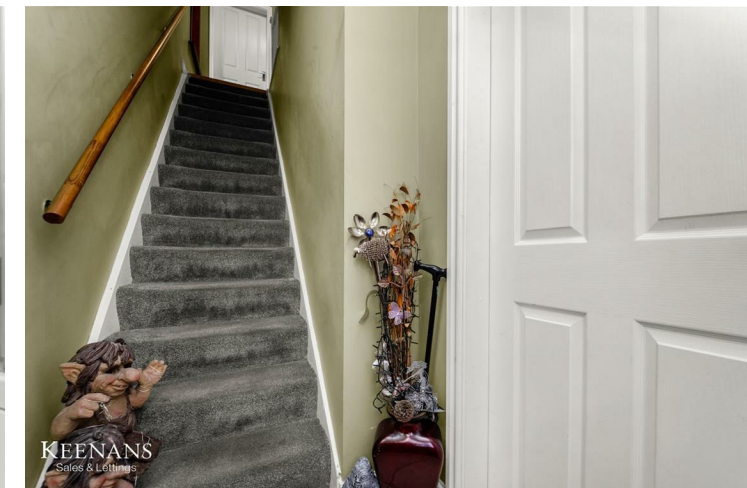
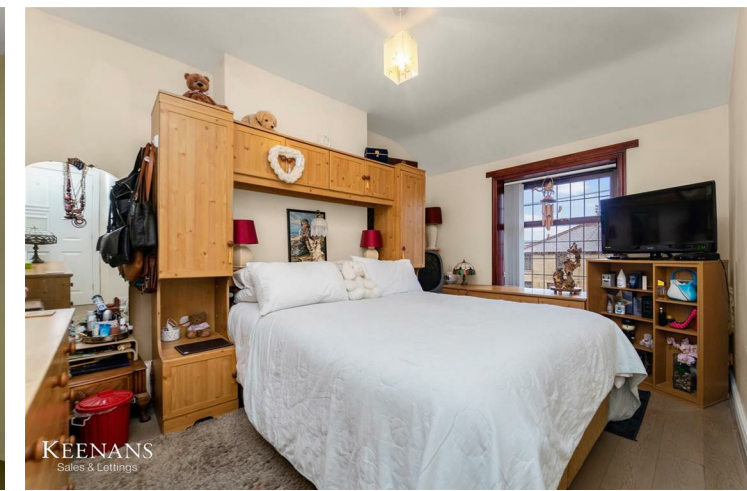
External

Rear

Laid to lawn garden, mature shrubbery and timber shed.

Front

Laid to lawn garden, paving and bedding areas.



Tel: 01706215618

www.keenans-estateagents.co.uk