Keenans









Park View Close, Rossendale, BB4 8SZ

Offers Over £400,000

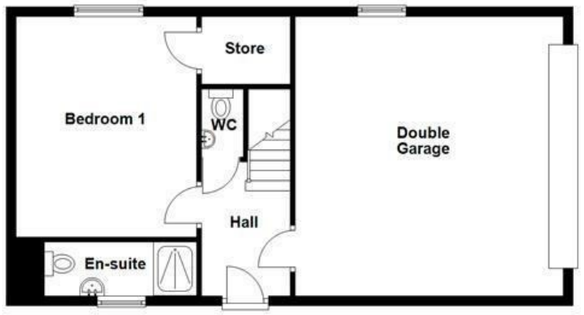
AN EXQUISITE DETACHED FAMILY HOME

Nestled in the tranquil Park View Close, Rossendale, this exceptional detached house is a true gem, offering a unique design that harmoniously blends character with modern living. With an impressive four double bedrooms and three well-appointed bathrooms, this property is perfect for families seeking both space and comfort. Additionally, there are two separate WCs, ensuring convenience for all residents and guests.

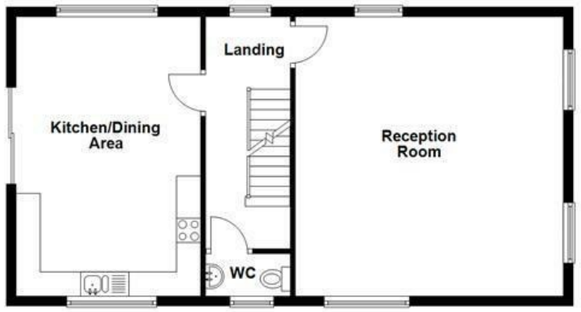
The living area is particularly striking, providing a generous space that is both inviting and functional, making it ideal for entertaining or relaxing with loved ones. The property has been meticulously maintained and presented throughout, featuring a neutral finish that allows for personal touches and easy decoration.

Set within the highly sought-after location of Rawtenstall, this home is situated down a quiet lane, ensuring peace and privacy while still being conveniently close to local schools, bus routes, and a variety of amenities. The vibrant market town is just a stone's throw away, offering a delightful mix of shops and services, while excellent transport links to Manchester, Burnley, Bury, and major motorways make commuting a breeze.

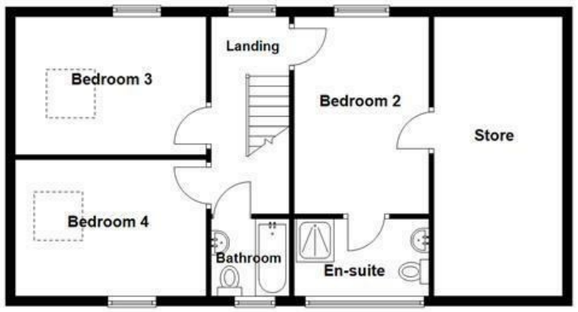
Ground Floor

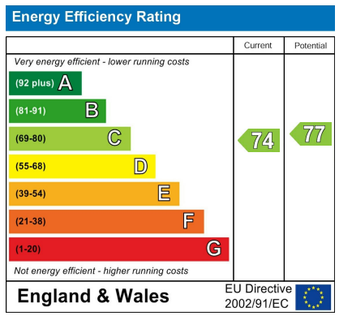


First Floor



Second Floor





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Park View Close, Rossendale, BB4 8SZ

Offers Over £400,000

4 3 1 C

- Unique Detached Property
- Four Bedrooms
- Three Bathrooms
- Contemporary Fitted Dining Kitchen
- Abundance of Living Space
- Garden to Rear
- Off Road Parking and Double Garage
- Tenure Freehold
- Council Tax Band F
- EPC Rating C

Ground Floor

Entrance Hall

9'1 x 6'0 (2.77m x 1.83m)

UPVC double glazed frosted front door, UPVC double glazed frosted window, central heating radiator, coving, smoke alarm, wood effect laminate flooring, doors to bedroom one, garage, WC and stairs to first floor.

Bedroom One

15'0 x 12'3 (4.57m x 3.73m)

UPVC double glazed window, central heating radiator, coving, under stairs storage cupboard with boiler and door to en suite.

En Suite

11'4 x 3'7 (3.45m x 1.09m)

UPVC double glazed frosted window, central heating radiator, double direct feed shower enclosed, pedestal wash basin with traditional taps, dual flush WC, tiled elevations, coving, extractor fan and tiled flooring.

WC

4'3 x 2'6 (1.30m x 0.76m)

Central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, extractor fan and tiled flooring.

Double Garage

18'2 x 18'2 (5.54m x 5.54m)

UPVC double glazed frosted window, power, lighting, plumbing for washing machine, space for dryernd electric up and over garage door.

First Floor

Landing

15'8 x 6'0 (4.78m x 1.83m)

UPVC double glazed frosted window, central heating radiator, coving, smoke alarm, doors to the reception room, kitchen/dining area, WC and stairs to second floor.

Reception Room

18'12 x 18'2 (5.49m x 5.54m)

Four UPVC double glazed windows, two central heating radiators, coving, television point and gas fire with granite surround.

Kitchen/Dining Area

19'0 x 12'4 (5.79m x 3.76m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with granite effect surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, integrated fridge freezer, integrated dishwasher, coving, spotlights, smoke alarm, lino flooring and UPVC double glazed sliding doors to rear.

WC

5'3 x 2'10 (1.60m x 0.86m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, coving, extractor fan and tiled effect flooring.

Second Floor

Landing

12'4 x 6'0 (3.76m x 1.83m)

UPVC double glazed window, central heating radiator, doors leading to three bedrooms and bathroom.

Bedroom Two

13'2 x 8'9 (4.01m x 2.67m)

UPVC double glazed frosted window, Velux window, central heating radiator, spotlights, eaves storage, door to en suite.

En Suite

8'9 x 4'10 (2.67m x 1.47m)

UPVC double glazed frosted full length and width window, central heating radiator, pedestal wash basin with traditional taps, dual flush WC, direct feed shower enclosed, tiled elevations, extractor fan and lino flooring.

Bedroom Three

12'4 x 9'4 (3.76m x 2.84m)

UPVC double glazed window, Velux window, central heating radiator and spotlights.

Bedroom Four

12'4 x 9'3 (3.76m x 2.82m)

UPVC double glazed window, Velux window, central heating radiator and spotlights.

Bathroom

6'6 x 6'1 (1.98m x 1.85m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panel bath with overhead direct feed shower and mixer tap, tiled elevations, extractor fan, coving and tiled effect flooring.

External

Rear

Enclosed garden with laid to lawn, paving, rockery, raised decking area, mature shrubs and bedding areas.

Front

Wraparound gardens with driveway for up to three cars and access to garage.

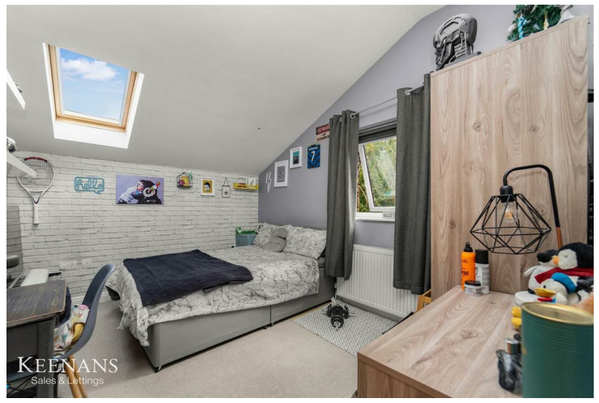


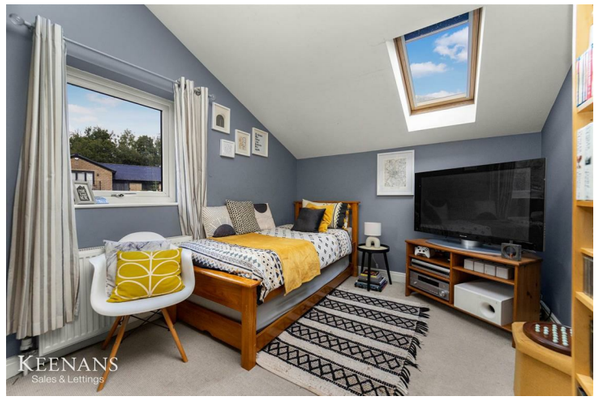














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