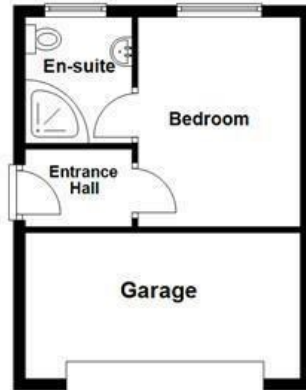
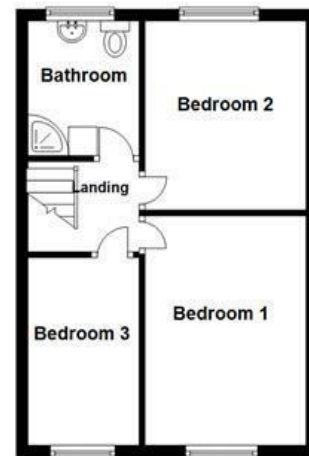


Ground Floor
Approx. 749.1 sq. feet



First Floor
Approx. 376.8 sq. feet



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.

Greenfold Drive, Rossendale, BB4 8RN

£285,000

SEMI DETACHED PROPERTY IN A SOUGHT AFTER AREA - NOT TO BE MISSED

Nestled in the charming area of Loveclough, Rossendale, this delightful semi-detached house on Greenfold Drive offers a perfect blend of comfort and practicality. The property has been thoughtfully enhanced with a garage conversion, providing additional living space that includes a bathroom, heating, and electrics, making it an ideal choice for families or those seeking extra room.

Upon entering, you are greeted by a welcoming reception room that flows seamlessly into the well-appointed kitchen. The adjoining conservatory invites an abundance of natural light, creating a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The spacious rear garden is a true highlight, offering ample outdoor space for children to play or for hosting summer barbecues with family and friends. The driveway accommodates multiple vehicles, ensuring convenience for residents and visitors alike.

The first floor comprises three generously sized bedrooms, providing comfortable sleeping quarters for the whole family. A well-equipped bathroom completes this level, ensuring that all essential amenities are readily available.

This property is not only a wonderful home but also a fantastic opportunity to enjoy the serene lifestyle that Loveclough has to offer. With its combination of modern features and spacious living areas, this house is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.

Greenfold Drive, Rossendale, BB4 8RN

£285,000



- Beautiful Semi Detached Property
- Viewing Essential
- Spacious Rear Garden
- EPC Rating D
- Three Bedrooms
- Countryside Views
- Tenure Freehold
- Ample Off Road Parking
- Perfectly Family Home in Sought-After Location
- Council Tax Band C

Ground Floor

Entrance

Composite door to entrance hall.

Entrance Hall

6'5 x 5'5 (1.96m x 1.65m)

Central heating radiator, alarm, door to reception room, stairs to first floor.

Reception Room One

13'3 x 15'8 (4.04m x 4.78m)

UPVC double glazed window, central heating radiator, gas fire with marble effect surround, storage, opening to reception room two.

Reception Room Two

8 x 9'2 (2.44m x 2.79m)

UPVC double glazed sliding doors to conservatory, central heating radiator, sliding door to kitchen,

Conservatory

8 x 7 (2.44m x 2.13m)

UPVC double glazed windows, UPVC double glazed glass door to side external, electric heater, wood effect flooring, PVC roof insulation.

Kitchen

8'5 x 9'2 (2.57m x 2.79m)

UPVC double glazed window, extractor fan, wood effect flooring, laminate surfaces, wood panelled wall and base units, ceramic one and half sink with mixer tap, integrated oven, four ring gas hob, integrated washing machine, integrated dishwasher, space for fridge freezer.

First Floor

Landing

Door to bathroom and three bedrooms.

Bedroom One

12'6 x 9'2 (3.81m x 2.79m)

UPVC double glazed window, central heating radiator.

Bedroom Two

11'4 x 9'2 (3.45m x 2.79m)

UPVC double glazed window, central heating radiator.

Bedroom Three

10'8 x 6'4 (3.25m x 1.93m)

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

Bathroom

6'4 x 7'8 (1.93m x 2.34m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin, direct feed walk in shower enclosure.

External

Front

Large driveway, paved path to front door, trees, mature shrubbery.

Rear

Paved patio area, laid to lawn garden, stairs to garage conversion.

Garage Conversion

Bedroom

11'1 x 9'3 (3.38m x 2.82m)

UPVC double glazed window, electric heater, door to en suite.

En Suite

5'5 x 6'1 (1.65m x 1.85m)

UPVC double glazed frosted window, electric heater, walk in electric shower enclosure, dual flush WC, pedestal wash basin with mixer tap.



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