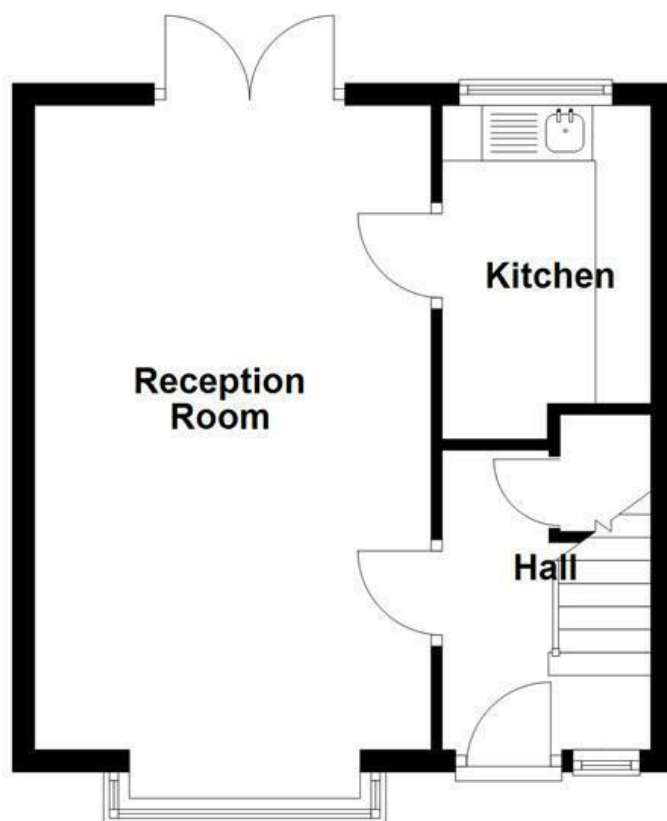
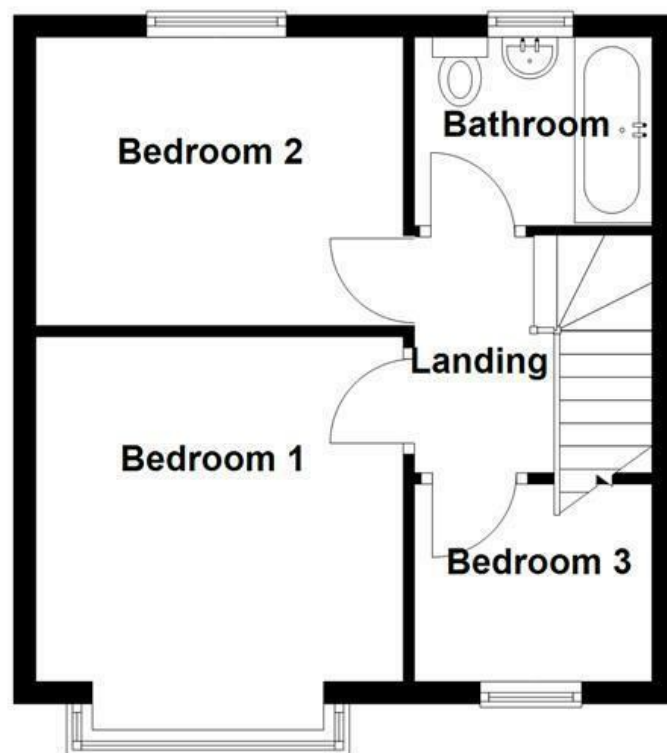


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		64	
(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.

## Clayton Avenue, Rossendale, BB4 6EW

### £250,000

#### THE PERFECT FAMILY HOME

Offering spacious rooms, neutral decoration and no chain delay, this idyllic three bedroom semi detached property is being proudly welcomed to the market in the desirable location of Rawtenstall. Having been presented and updated to the highest standard throughout with immaculate presentation, modern fixtures and fittings and ample off road parking, this enviable property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Bury, Burnley and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and houses a staircase to the first floor. The reception room guides you through to a contemporary fitted kitchen and out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a modern family bathroom. Externally there is an enclosed garden to the rear with paving, bedding and mature shrubs. To the front there is a garden with bedding areas and laid to lawn areas, as well as ample off road parking.

For further information or to arrange a viewing please contact our Rossendale branch at your earliest convenience.

# Clayton Avenue, Rossendale, BB4 6EW

£250,000



- Semi Detached Property
- Contemporary Fitted Kitchen
- Off Road Parking
- EPC Rating: D
- Three Bedrooms
- Three Piece Modern Bathroom
- Leasehold
- Spacious Reception Room
- Enclosed Rear Garden
- Council Tax Band: B

## Ground Floor

### Hall

8'11 x 6'4 (2.72m x 1.93m)

UPVC double glazed frosted entrance door, central heating radiator, smoke alarm, meter cupboard, under stairs storage, wood effect laminate flooring, stairs to first floor and door to reception room.

### Reception Room

19'4 x 11'9 (5.89m x 3.58m)

UPVC double glazed box window, central heating radiator, gas fire, granite effect hearth and surround, wood effect mantle, TV point, door to kitchen and UPVC double glazed French doors to rear.

### Kitchen

9'11 x 6'2 (3.02m x 1.88m)

UPVC double glazed window, central heating radiator, panel wall and base units, granite effect worktops, granite effect splash backs, stainless steel sink with draining board and mixer tap, integrated electric oven, four burner gas hob, extractor hood, space for fridge freezer and wood effect laminate flooring.

## First Floor

### Landing

7'5 x 5'7 (2.26m x 1.70m)

UPVC double glazed window, smoke alarm and doors to three bedrooms and bathroom.

### Bedroom One

11' x 10'11 (3.35m x 3.33m)

UPVC double glazed box window and central heating radiator.

### Bedroom Two

10'11 x 8'7 (3.33m x 2.62m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

7'5 x 5'10 (2.26m x 1.78m)

UPVC double glazed window, central heating radiator and loft access.

### Bathroom

7'5 x 5'7 (2.26m x 1.70m)

UPVC double glazed frosted window, heated towel rail, spotlights, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed shower over, PVC clad ceiling, tiled elevation and wood effect laminate flooring.

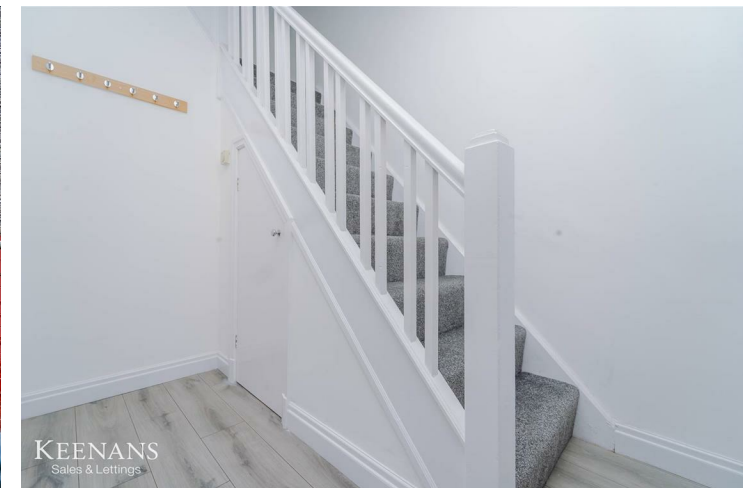
## External

### Front

Laid to lawn garden, bedding areas and driveway.

### Rear

Enclosed garden, paving, bedding areas and mature shrubs.



Tel: 01706215618

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