



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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## Woodcroft Avenue, Rossendale, BB4 8NF

### £265,000

**AN ENVIABLE FAMILY HOME ON A CORNER PLOT**  
Situating in the sought-after area of Woodcroft Avenue, Rossendale, this charming semi-detached house presents an exceptional opportunity for families and individuals alike. Set on an enviable corner plot, the property boasts three well-proportioned bedrooms, making it ideal for those seeking space and comfort.

The open-plan living area is a delightful feature, providing a versatile space that can be tailored to suit your personal style and preferences. With a complete blank canvas, potential buyers have the unique chance to infuse their own character into the home, creating a warm and inviting atmosphere.

Outside, the property benefits from off-road parking, ensuring convenience for residents and guests. The generously sized gardens offer ample room for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the fantastic carport adds further practicality, providing shelter for vehicles or additional storage.

One of the standout features of this home is its stunning views, which can be enjoyed from various vantage points around the property. The location is highly desirable, offering a peaceful environment while remaining close to local amenities and transport links.

Importantly, this property comes with no chain delay, allowing for a smooth and efficient purchase process. Whether you are a first-time buyer or looking to settle into a family home, this property is the perfect canvas to



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 3  1  2  D

- Tenure Leasehold
  - Off Road Parking
  - Viewing Essential
  - Easy Access To Major Network Links
- Council Tax Band C
  - Three Well Proportioned Bedrooms
  - Open Plan Living Area
- EPC Rating D
  - On A Corner Plot
  - Ideal Family Home

### Ground Floor

#### Entrance

UPVC double glazed frosted door to hall.

#### Hall

14'4 x 5'9 (4.37m x 1.75m)

Central heating radiator, coving, meter cupboard, under stairs storage, doors to reception room, kitchen and stairs to first floor.

#### Reception Room

14'4 x 10'11 (4.37m x 3.33m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, two feature wall lights, gas fire with granite effect hearth and surround, television point and open to dining room.

#### Dining Room

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

Central heating radiator, coving and hardwood single glazed double doors to rear.

#### Kitchen

9'2 x 8'8 (2.79m x 2.64m)

Two hardwood single glazed windows, range of wood panel wall and base units, granite effect surface, composite one and a half sink and drainer with mixer tap, integrated electric oven, four ring gas hob, space for fridge freezer, washing machine and dryer, tiled effect lino flooring and hardwood single glazed door to rear.

### First Floor

#### Landing

8'5 x 6'8 (2.57m x 2.03m)

UPVC double glazed window, loft access, coving, doors to three bedrooms and shower room.

#### Bedroom One

14'7 x 10'1 (4.45m x 3.07m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobe.

#### Bedroom Two

10'1 x 9' (3.07m x 2.74m)

UPVC double glazed window, central heating radiator and coving.

#### Bedroom Three

9'3 x 6'8 (2.82m x 2.03m)

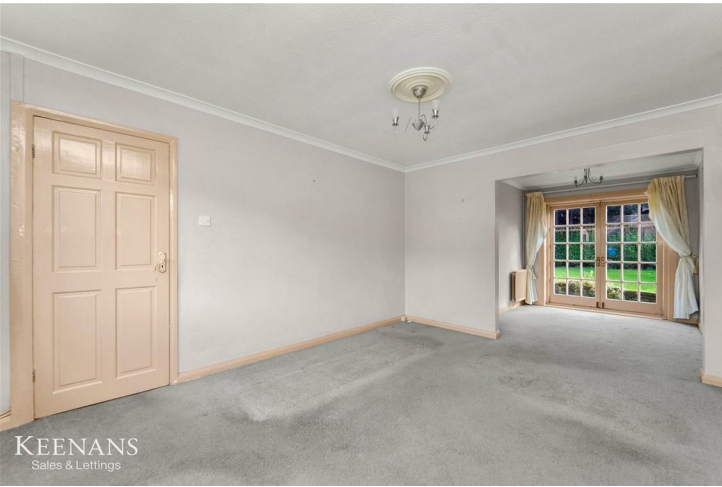
UPVC double glazed window, central heating radiator, coving and over stairs storage.

#### Shower Room

6'8 x 5'5 (2.03m x 1.65m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall walk in shower with rinse head, tiled elevation, extractor fan, spotlights, PVC to ceiling and slate effect vinyl flooring.

### External



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