



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 57 | 66 |
| (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.

Mitton Avenue, Rossendale, BB4 8UR

Offers In Excess Of £1,250,000

A DELUXE DETACHED PROPERTY WITH ANNEX

Keenans are delighted to present this exceptional six-bedroom detached house located on Mitton Avenue in the desirable area of Rossendale. This property has been meticulously maintained and is in pristine condition, reflecting the care of its current owners.

Upon entering, you are greeted by a welcoming hallway that leads to a stylish fitted kitchen equipped with quality integrated appliances. The kitchen seamlessly connects to a snug area and a utility room, which provides access to a double garage. The vibrant living room flows into a dining room, perfect for entertaining, and features access to a bar area. The property also boasts a conservatory that opens out to the beautifully landscaped rear garden.

The versatile living space includes a gym and sauna, along with three additional areas that were previously a pool, now transformed into useful living spaces and a guest bedroom. The first floor comprises five double bedrooms, four of which have en-suite facilities, along with dressing rooms and an attic for extra storage. The main bedroom features a private balcony, offering stunning views of the surrounding fields and hills. The annex adds further appeal, with its own living room, kitchen, bedroom and bathroom, making it ideal for guests or extended family. Externally, the property is set on private grounds with a well-maintained driveway, ample parking, and extensive, mature gardens that include a pond, summer house, and greenhouse.

Situated in a sought-after location, this home is conveniently close to the amenities of Rawtenstall, including shops, eateries, and schools, with excellent transport links to main motorways. With square footage of approximately 763 square metres, this luxurious and stylish property truly represents the perfect family home, offering both comfort and elegance in a tranquil setting.

Mitton Avenue, Rossendale, BB4 8UR

Offers In Excess Of £1,250,000



- Outstanding Detached Property with Two Storey Annex
- Abundance of Versatile Living Space
- Private Gated Driveway and Double Garage
- EPC Rating D
- Six Bedrooms
- Immaculate Presentation Throughout
- Tenure Freehold
- Five Bathrooms
- Extensive Wraparound Gardens with Open Aspect Views
- Council Tax Band H

Ground Floor

Entrance Hall

24'8 x 10'4 (7.52m x 3.15m)
Composite double glazed front door, two UPVC double glazed windows, two central heating radiators, spotlights, doors leading to WC/cloakroom, kitchen, living room and stairs to first floor.

WC/Cloakroom

6'5 x 5'10 (1.96m x 1.78m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin and mixer tap and solid wood flooring.

Cloakroom - 6'6 x 6'4 (1.98m x 1.93m)
Security alarm system panel.

Living Room/Bar/Dining Room
34'2 x 24'0 18'0 x 17'7
(10.41m x 7.32m 5.49m x 5.36m)
Three UPVC double glazed windows, four central heating radiators, coving, television point, log burning stove with decorative surround and stone plinth mantel, steps to dining room and bar area and UPVC double glazed French doors to rear.

Bar 7'2 x 7'2 (2.18m x 2.18m)
Range of hardwood wall and base units with granite worktops, spotlights and tiled flooring.

Dining Room 18' x 17'7 (5.49m x 5.36m)
Two UPVC double glazed windows, three single glazed frosted windows, central heating radiator, coving, smoke alarm, spotlights, solid wood flooring, doors to open plan kitchen/living area and UPVC double glazed doors to rear.

Kitchen/Living Area, Utility
26'8 x 16'5 (8.13m x 5.00m)
Two central heating radiators, range of hardwood wall and base units with Corian worktops and upstands, central island with breakfast bar, stainless steel one and a half bowl sink and drainer with Quooker boiling water mixer tap, integrated high rise Neff double oven, Neff five ring gas hob and extractor hood, space for fridge freezer, plumbing for dishwasher, elevated sockets, television point, part tiled elevations, larder unit, door to study and hardwood

Rear Hallway
5'9 x 5'1 (1.75m x 1.55m)
Spotlights, storage cupboard and door to gym.

Gym/Walk-in Shower/Sauna Room/Changing Rooms

27'6 x 21'5 (8.38m x 6.53m)
Four UPVC double glazed windows, three central heating radiators, spotlights, jacuzzi hot tub, spotlights, stone flag flooring, open to the sauna room, doors to studio, photography room, walk-in shower room, WC and UPVC double

folding doors to conservatory.

Utility Room 13'3 x 13'4 (3.96m x 4.06m)
UPVC double glazed window, central heating radiator, range of hardwood wall and base units with solid wood worktops, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer and door to inner hallway.

Inner Hallway

7'1 x 2'11 (2.16m x 0.89m)
Door to garage and stairs to first floor.

Double Garage

26'7 x 20'0 (8.10m x 6.10m)
Power, lighting and electric garage doors.

Hobby Room/Boiler Room

23'9 x 10'2 (7.24m x 3.10m)
UPVC double glazed window, central heating radiator, exposed brick wall, spotlights, doors to storage cupboard and boiler room.

Boiler Room
Pool maintenance equipment, pump facilities and central heating boilers.

Study

11'6 x 9'7 (3.51m x 2.92m)
Hardwood internal double glazed windows, central heating radiator and coving.

Snug

17'2 x 15'2 (5.23m x 4.62m)
Two UPVC double glazed windows, central heating radiator, coving, television point, exposed feature brick wall, inglenook fire place and double glazed doors to rear hallway.

Bedroom One/Dressing Room/En-Suite
17'9 x 12'8 (5.41m x 3.86m)
Two UPVC double glazed windows, central heating radiator, coving, spotlights, door to dressing room and UPVC double glazed French doors to balcony,

Dressing Room/En-Suite

11'7 x 6' (3.53m x 1.83m)
Central heating radiator, fitted wardrobes, alarm system, intercom for annex and door to en-suite.

glazed French doors to front and rear.

WC 5'11 x 3'2 (1.80m x 0.97m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, partially tiled elevations and stone flag flooring.

Walk-in Shower 2'9 x 2'8 (0.84m x 0.81m)
Direct feed shower, spotlights, tiled elevations and tiled flooring.

Sauna 11'4 x 10'2 (3.45m x 3.10m)
UPVC double glazed window, central heated towel rails, tiled elevations and doors to two changing rooms.

Changing Room One 15'10 x 5'5 (4.83m x 1.65m)
Changing Room Two 5'9 x 5'2 (1.75m x 1.57m)
Central heated towel rail, tiled elevations and stone flag flooring.

Family Room

24'0 x 15'7 (7.32m x 4.75m)
Two UPVC double glazed windows, three central heating radiators, industrial catering double stainless sink and drainer with high spout spring mixer tap, partially tiled elevations, spotlights, hatch access to former pool and double glazed French doors.

First Floor

Landing

29'9 x 13'3 (9.07m x 4.04m)
UPVC double glazed window, central heating radiator, coving, two smoke detectors, doors leading to three bedrooms, two dressing rooms, inner landing and door to stairs to second floor.

Bedroom One/Dressing Room/En-Suite

17'9 x 12'8 (5.41m x 3.86m)
Two UPVC double glazed windows, central heating radiator, coving, spotlights, door to dressing room and UPVC double glazed French doors to balcony,

Dressing Room 11'7 x 6' (3.53m x 1.83m)
Central heating radiator, fitted wardrobes, alarm system, intercom for annex and door to en-suite.

En-Suite 13'10 x 8'8 (4.22m x 2.64m)

UPVC double glazed frosted window, three central heated towel rails, vanity top wash basin with traditional taps, dual flush WC, double bath with traditional taps and rinse head, double direct feed shower enclosed, spotlights, coving, partially tiled elevations and laminate flooring.

Bedroom Two/Dressing Room/En Suite

18'2 x 12'9 (5.54m x 3.89m)
Two UPVC double glazed windows, two central heating radiators, coving, fitted wardrobes, doors to dressing room and en-suite.

Dressing Room 9'9 x 2'8 (2.97m x 0.81m)
Fitted wardrobes, door to landing and en-suite.

En-Suite 8'11 x 8'2 (2.72m x 2.49m)

Central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, shaving point, direct feed double shower with rinse head, tiled elevations, spotlights, extractor fan, sound system, tiled flooring with underfloor heating and door to remaining dressing room.

Bedroom Three/En Suite

13'5 x 11'4 (4.09m x 3.45m)
UPVC double glazed window, central heating radiator, coving, spotlights and door to en-suite.

En-Suite 5'10 x 5'4 (1.78m x 1.63m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, double electric feed shower enclosed and partially tiled elevations.

Inner Landing

11'0 x 6'0 (3.35m x 1.83m)

Doors leading to two bedrooms, WC, airing cupboard and stairs down to ground floor with access to garage.

WC

5'10 x 3'11 (1.78m x 1.19m)
Central heated towel rail, wall mounted wash basin with mixer tap and dual flush WC.

Bedroom Four/Dressing Room/En Suite

16'1 x 13'3 (4.90m x 4.04m)
UPVC double glazed window, central

heating radiator, fitted wardrobes and open to dressing room.

Dressing Room 4'4 x 5'5 (1.32m x 1.65m)
Central heating radiator, fitted wardrobes and door to en-suite.

En-Suite 7'4 x 6'3 (2.24m x 1.91m)
Central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, walk-in direct feed rainfall shower, spotlights, tiled elevations and tiled flooring with underfloor heating.

Bedroom Five

23'2 x 13'0 (7.06m x 3.96m)
UPVC double glazed window, central heating radiator, coving, spotlights, integrated shelving and door to annex landing.

Annex - Ground Floor

Entrance Hall

12'4 x 2'11 (3.76m x 0.89m)
Composite front door, UPVC double glazed window, central heating radiator, alarm system, laminate flooring and door to lounge.

Lounge

28'7 x 14'4 (8.71m x 4.37m)
UPVC double glazed window, two central heating radiators, spotlights, television point, door to WC/utility and open to kitchen.

WC/Utility

10'1 x 10'8 (3.07m x 3.25m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, storage cupboard, plumbing for washing machine, combi boiler, space for freezer, storage cupboard, partially tiled elevations and Karndean flooring.

Kitchen

12'6 x 11'8 (3.81m x 3.56m)
Range of laminate wall and base units with granite work surfaces, composite one and a half bowl sink and drainer with mixer tap, integrated fridge, central island with breakfast bar, spotlights, hardwood double glazed door and window to sun room.



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