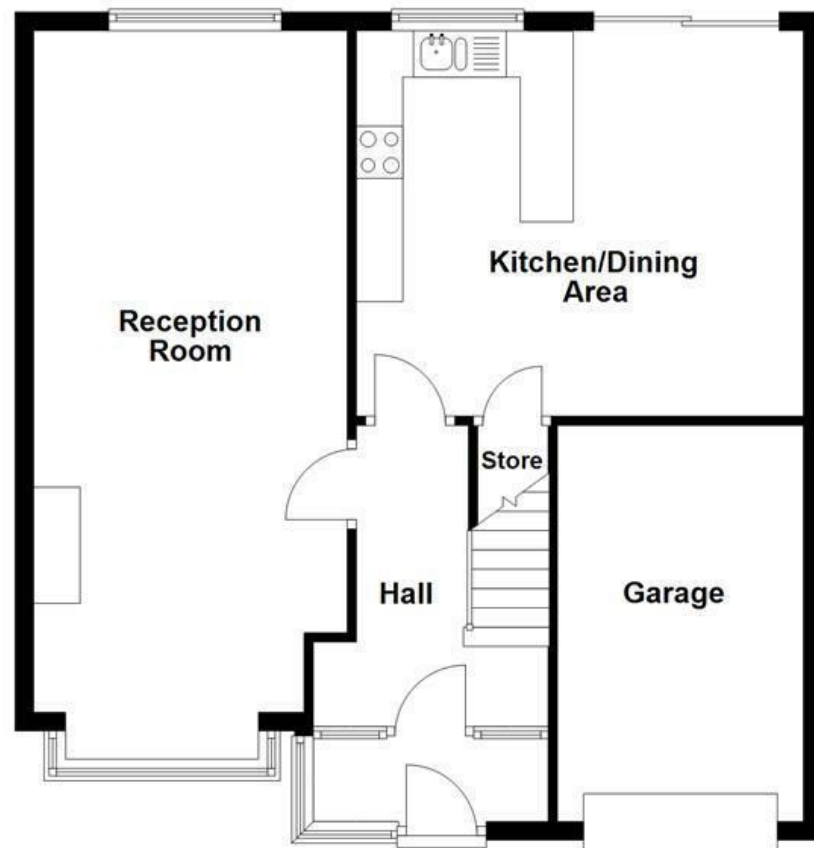
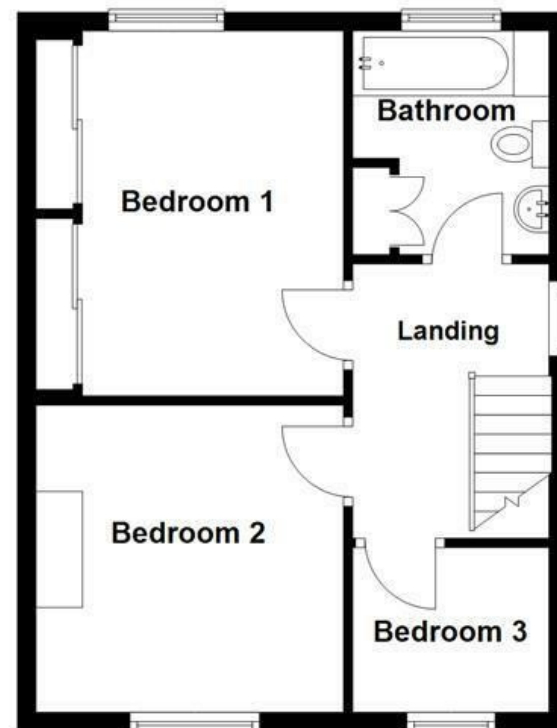


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

## Newchurch Road, Rossendale, BB4 9HH

### £275,000

#### SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY

Located in the desirable area of Newchurch Road, Rossendale, this charming semi-detached house offers a perfect blend of comfort and space. Boasting three well-proportioned bedrooms, including two spacious doubles, this property is ideal for families.

As you enter, you are welcomed by a generous lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The heart of the home is the kitchen diner, which flows seamlessly into a bright conservatory, allowing natural light to flood the space and offering a delightful view of the garden.

The family bathroom is a true highlight, featuring a luxurious jetted bath, perfect for unwinding after a long day. Outside, the property benefits from a large rear garden, laid to lawn, providing ample space for outdoor activities, gardening, or simply enjoying the stunning views that this location has to offer.

Additionally, the property includes a driveway for off-road parking and a garage, ensuring convenience and security for your vehicles. This home is situated in a sought-after location, making it an excellent choice for those looking to enjoy being close to local amenities.

In summary, this semi-detached house on Newchurch Road is a wonderful opportunity for anyone looking to settle in a picturesque setting with ample space and an abundance of potential. Don't miss your chance to make this lovely property your new home.



Newchurch Road, Rossendale, BB4 9HH

£275,000



- Semi Detached Property
  - No Chain Delay
  - Off Road Parking and Garage
  - EPC Rating TBC
- Three Bedrooms
  - Bursting with Potential
  - Tenure Freehold
- Three Piece Bathroom Suite
  - Spacious Rear Garden
  - Council Tax Band C

Ground Floor

Entrance Porch

8'4 x 3'0 (2.54m x 0.91m)

Composite double glazed front door, central heating radiator, tiled flooring and hardwood door and windows to hall.

Hall

10'10 x 5'11 (3.30m x 1.80m )

Two UPVC double glazed windows, central heating radiator, wood effect flooring, doors leading to reception room, kitchen, under stairs storage and stairs to first floor.

Reception Room One

24'4 x 11'11 (7.42m x 3.63m )

UPVC double glazed box window, UPVC double glazed window, two central heating radiators, log burner, television point and wood effect flooring.

Kitchen/Dining Area

15'10 x 13'7 (4.83m x 4.14m )

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with wood effect surfaces, tiled splashback, composite one and a half bowl sink and drainer with mixer tap, integrated high rise double oven, four ring gas hob and extractor hood, plumbing for washing machine, space for fridge freezer, spotlights, wood effect flooring and UPVC double glazed sliding doors to conservatory.

Conservatory

7'6 x 7'1 (2.29m x 2.16m)

UPVC double glazed windows, tiled flooring and Two UPVC double glazed sliding doors to the rear.

First Floor

Landing

9'0 x 6'1 (2.74m x 1.85m )

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

Bedroom One

12'11 x 10'11 (3.94m x 3.33m)

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

Bedroom Two

12'0 x 10'10 (3.66m x 3.30m )

UPVC double glazed window and central heating radiator.

Bedroom Three

6'10 x 5'2 (2.08m x 1.57m)

UPVC double glazed window and central heating radiator.

Bathroom

7'11 x 6'10 (2.41m x 2.08m)

UPVC double glazed window, central heating radiator, pedestal wash basin with mixer tap, dual flush WC, P-shaped panel bath with jets, mixer tap and overhead direct feed shower, tiled elevations and wood effect flooring.

External

Rear

Enclosed laid to lawn garden with paving, bedding areas and store.

Front

Bedding areas, driveway and access to garage.



Tel: 01706215618

www.keenans-estateagents.co.uk