



Park Avenue, Rossendale, BB4 6PP

Offers Over £265,000

THREE BED DETACHED BUNGALOW IN ROSSENDALE NOT TO BE MISSED

Nestled in the charming area of Park Crescent, Haslingden, Rossendale, this delightful bungalow offers a perfect blend of comfort and convenience. With two well-appointed double bedrooms, one of which boasts an ensuite, and one single bedroom, this property is ideal for families or those seeking extra space.

The heart of the home is a generous reception room that is bathed in natural light, creating a warm and inviting atmosphere. This space seamlessly connects to the dining room, making it perfect for entertaining guests or enjoying family meals. The kitchen is equally impressive, providing ample room for culinary creativity and everyday living.

For added practicality, the bungalow features a utility room, ensuring that household chores are easily managed. A cosy single bedroom overlooks the rear enclosed garden, offering a peaceful retreat for relaxation or leisure activities.

Outside, the property benefits from off-road parking for multiple vehicles, a significant advantage in this desirable location. The front and rear yards are laid to lawn, providing a lovely outdoor space for gardening, play, or simply enjoying the fresh air.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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 3  1  2  D

- Tenure Freehold
 - Off Road Parking With Drive And Access To Garage
 - Low Maintenance Front And Rear Gardens
 - Sought After Location.
- Council Tax Band D
 - Viewing Essential
 - Ample Indoor Space
- EPC Rating D
 - Ideal Home For A Small Family Or Couple Wishing To Downsize
 - Easy Access To Major Commuter Routes

Ground Floor

Entrance

Hard wood door to hall

Hall

22'1 x 2'8 (6.73m x 0.81m)

Loft access, doors to reception room, dining room, kitchen, utility, three bedrooms, shower room and two storage cupboards.

Reception Room

16' x 13'5 (4.88m x 4.09m)

Two UPVC double glazed windows, central heating radiator, coving, living flame gas fire with ornate fire surround, two feature wall lights, television point and open access to dining room.

Dining Room

10'6 x 8'9 (3.20m x 2.67m)

UPVC double glazed window, central heating radiator and door to hall.

Kitchen

11'6 x 8'9 (3.51m x 2.67m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate work tops, stainless steel one and a half sink and drainer with mixer tap, double oven in a high rise unit, four ring gas hob, tiled splash back, extractor hood, space for washing machine and fridge freezer, tiled effect flooring.

Utility Room

7'9 x 4'10 (2.36m x 1.47m)

Central heating radiator, wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, space for dryer, access to boiler, tiled splash back, and tiled effect flooring.

Shower Room

7'2 x 5'2 (2.18m x 1.57m)

UPVC double glazed frosted window, central heating towel rail, low flush WC, pedestal wash basin, walk in direct feed shower with rinse head, part tiled elevation and vinyl flooring.

Bedroom One

12'2 x 11'2 (3.71m x 3.40m)

UPVC double glazed window, central heating radiator, integrated wardrobe and door to en suite.

En Suite

7'10 x 2'5 (2.39m x 0.74m)

Low flush WC, wall mounted wash basin, direct feed shower and part tiled elevation.

Bedroom Two

11'4 x 10'2 (3.45m x 3.10m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10'1 x 7'7 (3.07m x 2.31m)

Central heating radiator and sliding doors to rear garden.

External

Rear

Enclosed garden with paving, gravel chippings, bedding areas andmature shrubs.

Front

Laid to lawn garden and drive for off road parking with access to garage.

Garage

16'9 x 8'11 (5.11m x 2.72m)

Up and over garage door and door to side elevation.



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