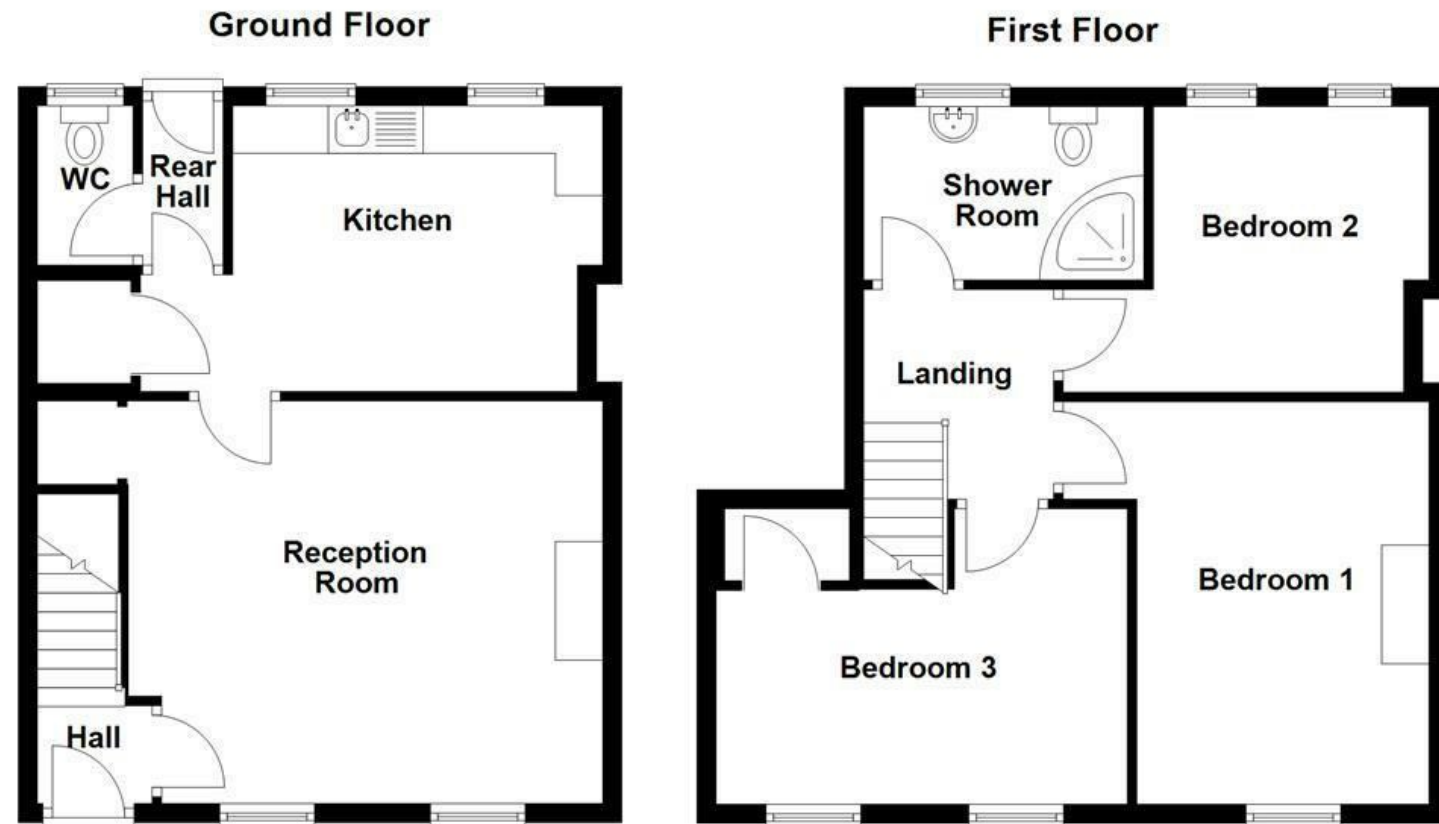




Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		85	
(81-91) B			
(69-80) C			
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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.

Fairfield Avenue, Rossendale, BB4 9TQ

Offers Over £155,000

A SPACIOUS THREE BEDROOM HOME WITH GREAT POTENTIAL

Nestled on the desirable Fairfield Avenue in Rossendale, this charming quasi-semi-detached house presents an excellent opportunity for those seeking a family home or a couple looking to create their dream space. The property boasts a spacious living room that invites relaxation and a well-proportioned kitchen, perfect for culinary enthusiasts and family gatherings alike.

With three good-sized bedrooms, there is ample room for family members or guests, ensuring comfort and privacy. The bathroom is conveniently located, catering to the needs of modern living. This home is situated in a popular area, providing easy access to essential commuter routes, local amenities, and reputable schools, making it an ideal choice for families.

The rear garden is a delightful feature, offering a charming outdoor space where one can unwind and enjoy long summer evenings. It serves as a blank canvas, allowing new owners the freedom to modernise or customise the property to their taste and lifestyle.

This house is not just a property; it is a place where memories can be made and cherished. Whether you are looking to settle down or invest in a home with potential, this residence on Fairfield Avenue is well worth considering.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Fairfield Avenue, Rossendale, BB4 9TQ

Offers Over £155,000

 3  1  1  D

- Quasi-Semi Detached Property
- Fitted Kitchen
- On Street Parking
- EPC Rating: D
- Three Bedrooms
- Three Piece Shower Room
- Freehold
- Spacious Reception Room
- Enclosed Rear Garden
- Council Tax Band: A

Ground Floor

Hall

5'7 x 4'1 (1.70m x 1.24m)
Composite double glazed entrance door, central heating radiator, dado rail, wood effect flooring, stairs to first floor and door to reception room.

Reception Room

16'5 x 13'11 (5.00m x 4.24m)
Two UPVC double glazed windows, two central heating radiators, gas log burner effect fire, stone hearth and surround, decorative mantle, TV point, open access to under stairs storage and door to kitchen.

Kitchen

15'3 x 9'11 (4.65m x 3.02m)
Two UPVC double glazed windows, central heating radiator, wall and base units, laminate worktops, space for freestanding cooker, tiled splash back, stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, wall mounted Vaillant boiler, wood effect flooring, storage and door to rear hall.

Rear Hall

5'6 x 2'11 (1.68m x 0.89m)
Wood effect flooring, door to WC and hardwood single glazed stable door to rear.

WC

4'10 x 2'10 (1.47m x 0.86m)
UPVC double glazed window, dual flush WC and wood effect flooring.

First Floor

Landing

Skylight, smoke alarm and doors to three bedrooms and shower room.

Bedroom One

13'10 x 12'8 (4.22m x 3.86m)
UPVC double glazed window and central heating radiator.

Bedroom Two

10' x 9'10 (3.05m x 3.00m)
Two UPVC double glazed windows and central heating radiator.

Bedroom Three

14'3 x 10'9 (4.34m x 3.28m)
Two UPVC double glazed window, central heating radiator and over stairs storage.

Shower Room

9'7 x 6' (2.92m x 1.83m)
UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with traditional taps, electric feed shower in corner enclosure, tiled elevation and tiled flooring.

External



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