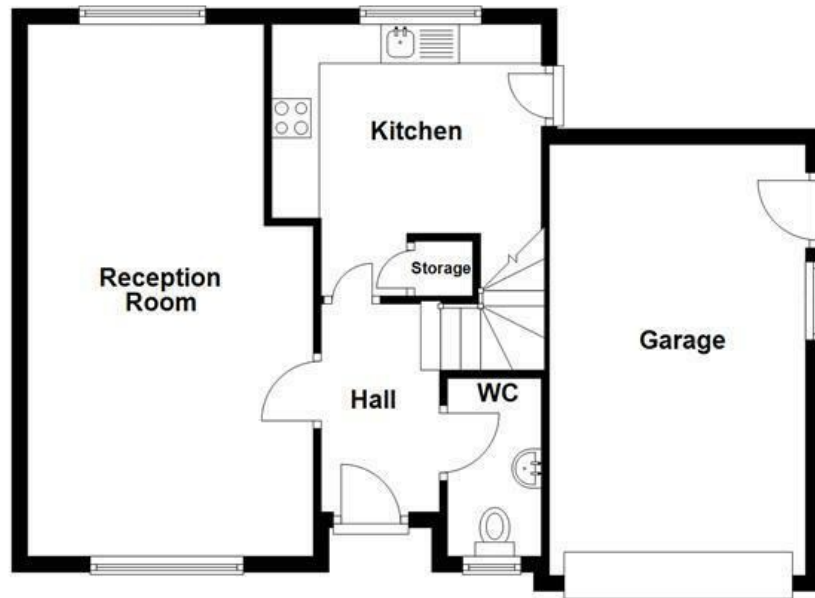


Ground Floor



First Floor



## Anemone Drive, Rossendale, BB4 6NJ

### Offers Over £350,000

AN EXCEPTIONAL DETACHED FAMILY HOME

Nestled in the charming area of Anemone Drive, Haslingden, Rossendale, this exquisite detached family home is a remarkable find. Set on an impressive corner plot, the property boasts an abundance of both indoor and outdoor space, making it ideal for a growing family.

Upon entering, you will be greeted by a beautifully decorated interior that features a spacious open plan living room, perfect for family gatherings and entertaining guests. The home comprises four generously sized bedrooms, providing ample room for everyone to enjoy their own space. With its neutral décor, this property serves as a blank canvas, allowing you to personalise it to your taste and style.

One of the standout features of this home is the enviable views over Musbury Tor, which can be enjoyed from various vantage points within the property. The wrap-around gardens are a true delight, having been meticulously maintained, offering a serene outdoor retreat for relaxation and play. Additionally, the property includes a fantastic garage, providing convenient storage and parking options.

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			
<b>England &amp; Wales</b>	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.

# Anemone Drive, Rossendale, BB4 6NJ

Offers Over £350,000



- Four Spacious Bedrooms
- Open-Plan Living Space
- Off Road Parking
- Tenure - Freehold
- Desirable Location
- Stunning Musbury Tor Views
- EPC Rating - TBC
- Corner Plot Position
- Beautiful Wrap-around Gardens
- Council Tax Band - D

## Ground Floor

### Entrance

UPVC double glazed frosted leaded door to hallway.

### Hallway

8'9 x 5 (2.67m x 1.52m)

Central heating radiator, doors to reception room, kitchen, WC and stairs to first floor.

### WC

7'6 x 3'11 (2.29m x 1.19m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap. Under stairs storage cupboard, wood effect laminate flooring.

### Reception Room

22'4 x 12 (6.81m x 3.66m)

Two UPVC double glazed windows, two central heating radiators, gas living flame fire with limestone effect hearth and surround, television point.

### Kitchen

11'5 x 11'1 (3.48m x 3.38m)

UPVC double glazed window, central heating radiator, range of wood effect panelled wall and base units, granite effect surfaces, tiled splash backs, stainless steel sink and drainer with mixer tap, integrated high rise electric double oven with four ring gas hob and extractor hood, integrated fridge/freezer, integrated dishwasher, plumbing for washing machine, integrated breakfast bar, Under stairs storage cupboard, tiled effect lino flooring, composite double glazed frosted door to rear.

## First Floor

### Landing

10'7 x 8'6 (3.23m x 2.59m)

UPVC double glazed frosted window, loft access, storage cupboard, doors to four bedrooms and bathroom.

### Bedroom One

11'10 x 11 (3.61m x 3.35m)

UPVC double glazed window, central heating radiator.

### Bedroom Two

10 x 8'2 (3.05m x 2.49m)

UPVC double glazed window, central heating radiator.

### Bedroom Three

10'7 x 7'7 (3.23m x 2.31m)

UPVC double glazed window, central heating radiator.

### Bedroom Four

8'2 x 6'6 (2.49m x 1.98m)

UPVC double glazed window, central heating radiator.

### Bathroom

6'5 x 5'6 (1.96m x 1.68m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panelled bath with electric feed shower and traditional taps, tiled elevations, wood effect lino floor.

## External

### Front

Laid to lawn garden with shrubbery and driveway.

### Rear

Laid to lawn garden with patio area, stone chippings, bedding, shrubbery, access to garage.

### Garage

19'1 x 10'1 (5.82m x 3.07m)

UPVC double glazed frosted window. Power, lighting, roller shutter door.



Tel: 01706215618

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