



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		
	76	84
England & Wales	EU Directive 2002/91/EC	

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## New Bridle House, Newbigging Avenue, Rossendale, BB4 9DP

### Offers Over £360,000

A GORGEOUS, THREE BEDROOM, MODERN FAMILY HOME

Welcome to this stunning three-bedroom detached house located on Newbigging Avenue in the charming area of Rossendale. This modern home is thoughtfully designed and set over three spacious floors, offering an abundance of natural light and stylish interiors that create a warm and inviting atmosphere.

As you enter, you will be greeted by a generously proportioned open plan kitchen, living, and dining area, which is perfect for both entertaining and family gatherings. The contemporary design is enhanced by bifolding doors that lead to the rear, seamlessly connecting the indoor space with the outdoor decked garden. This feature not only allows for a delightful flow of light but also provides a wonderful space for al fresco dining and relaxation.

The property boasts three well-sized bedrooms, ensuring ample space for family members or guests. Additionally, there are two modern bathrooms, including a convenient downstairs WC, making this home both practical and comfortable for everyday living.

The exterior of the property is designed for low maintenance, featuring off-road parking for multiple vehicles, which is a rare find in this popular location. The private decked rear garden and elevated patio terrace offer a serene outdoor retreat, perfect for enjoying sunny days or hosting gatherings.



# New Bridle House, Newbigging Avenue, Rossendale, BB4 9DP

## Offers Over £360,000

 3  3  1  C

- Exquisite Detached Property
- Stunning Open Plan Living Kitchen
- Ample Off Road Parking
- EPC Rating C
- Three Bedrooms
- Presented to Highest Standard Throughout
- Tenure Leasehold
- Three Bathrooms
- Low Maintenance Rear Garden
- Council Tax Band D

### Ground Floor

#### Entrance Hall

13'8 x 11'7 (4.17m x 3.53m)

UPVC double glazed French front entrance doors, UPVC double glazed window, spotlights, tiled flooring with underfloor heating, doors leading to under stairs storage, WC, open plan kitchen/living area and stairs to first floor.

#### WC

4'9 x 2'10 (1.45m x 0.86m)

Dual flush WC, wall mounted wash basin with mixer tap, spotlights, extractor fan, partially tiled elevations and tiled flooring.

#### Open Plan Kitchen/Living Area

24'7 x 23'0 (7.49m x 7.01m)

UPVC double glazed window, range of wall and base units with laminate work surfaces and feature lighting, integrated high rise oven, microwave and warming drawer, four ring electric hob, hot plate, integrated extractor hood, two integrated fridge freezers, integrated dishwasher, integrated pop-up socket, stainless steel inset sink with mixer tap, multifuel burner, spotlights, tiled flooring with underfloor heating, door to utility and bi-folding doors to rear.

#### Utility

8'0 x 6'0 (2.44m x 1.83m)

Wall and base units with laminate work surfaces, stainless steel one and a half bowl sink and drainer with mixer tap, plumbing for washing machine, space for dryer and extractor fan.

### First Floor

#### Landing

UPVC double glazed window, central heating radiator, doors leading to two bedrooms, bathroom and stairs to second floor.

#### Bedroom One

16'2 x 12'1 (4.93m x 3.68m)

Central heating radiator, spotlights, doors leading to walk-in wardrobe, en suite and UPVC double glazed sliding door to Juliet balcony.

#### Walk-in Wardrobe

12'10 x 5'2 (3.91m x 1.57m )

UPVC double glazed frosted window, central heating radiator and spotlights.

#### En Suite

6'10 x 5'6 (2.08m x 1.68m )

UPVC double glazed frosted window, central heated towel rail, dual flush plate WC, vanity top wash basin with mixer tap, walk-in direct feed rainfall shower with multi-jet, extractor fan, spotlights, partially tiled elevations, tiled flooring and fitted storage.

#### Bedroom Three

12'7 x 11'7 (3.84m x 3.53m)

Central heating radiator, spotlights and UPVC double glazed French doors to Juliet balcony.

### Bathroom

11'4 x 6'10 (3.45m x 2.08m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, tiled panel double bath, bidet, partially tiled elevations, spotlights, extractor fan and tiled flooring.

### Second Floor

#### Landing

UPVC double glazed window and door to office.

#### Office

16'0 x 7'7 (4.88m x 2.31m )

Velux window, central heating radiator, under eave storage and door to bedroom two.

#### Bedroom Two

16'2 x 14'7 (4.93m x 4.45m)

Velux window, UPVC double glazed window, central heating radiator, under eave storage and door to en suite.

#### En Suite

7'11 x 5'4 (2.41m x 1.63m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, walk-in direct feed shower, extractor fan, spotlights, partially tiled elevations and tiled flooring.

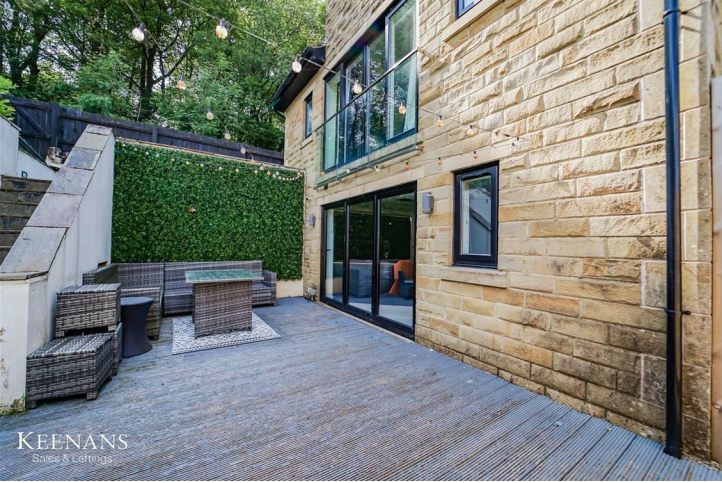
### External

#### Rear

Enclosed garden with decking, steps to paved patio and timber shed.

#### Front

Block paved driveway.



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