



## Downham Avenue, Rossendale, BB4 8JY

£300,000

FOUR BEDROOM DETACHED FAMILY HOME IN ROSSENDALE

Nestled on Downham Avenue in the charming area of Rossendale, this delightful house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed by a spacious reception room that provides an inviting atmosphere for relaxation and entertainment. The adjoining dining room boasts lovely views of the rear garden, which is laid to lawn and features a delightful decking area, ideal for al fresco dining or enjoying a quiet moment outdoors.

For added practicality, the property includes a utility room conveniently located next to the downstairs WC, making daily chores a breeze. Ascending to the upper floor, you will find four well-proportioned bedrooms, each offering ample space for rest and personalisation. The master bedroom is particularly noteworthy, featuring a fitted wardrobe and an ensuite bathroom, providing a private sanctuary for the homeowner.

The front of the property is equally appealing, with a garage and off-road parking available, ensuring that you and your guests will never have to worry about finding a space. This house is not just a home; it is a wonderful opportunity to enjoy a comfortable lifestyle in a desirable location. Whether you are a growing family or simply seeking more space, this property is sure to meet your needs and exceed your expectations.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	84
(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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- Detached Property
- Traditional Fitted Kitchen And Separate Utility Room
- Off Road Parking And Garage
- EPC Rating: C
- Four Bedrooms
- Two Bathrooms
- Tenure: Freehold
- Two Reception Rooms
- Enclosed Well Maintained Rear Garden
- Council Tax Band: D

## Ground Floor

### Hall

9'5 x 5'8 (2.87m x 1.73m)

Composite double glazed entrance door, central heating radiator, coving, wood effect flooring and doors to reception room, kitchen, utility room and garage.

### Utility Room

7'1 x 4'9 (2.16m x 1.45m)

UPVC double glazed window, plumbing for washing machine, space for dryer and door to WC.

### WC

7'1 x 2'3 (2.16m x 0.69m)

UPVC double glazed frosted window, dual flush WC, pedestal wash basin with traditional taps and vinyl flooring.

### Garage

17'1 x 7'11 (5.21m x 2.41m)

Up and over door.

### Reception Room One

16'6 x 11'10 (5.03m x 3.61m)

UPVC double glazed leaded window, central heating radiator, coving, electric fire, marble hearth and surround and door to reception room two.

### Reception Room Two

12'2 x 10'3 (3.71m x 3.12m)

UPVC double glazed window, central heating radiator, stairs to first floor, door to kitchen and UPVC double glazed French doors to rear.

### Kitchen

9'11 x 8'11 (3.02m x 2.72m)

UPVC double glazed window, central heating radiator, hardwood wall and base units, laminate worktops, tiled splash backs, one and half bowl stainless steel sink with draining board and mixer tap, integrated oven, four burner gas hob, extractor hood, plumbing for dishwasher, vinyl flooring and UPVC double glazed frosted door to side.

## First Floor

### Landing

10' x 5'9 (3.05m x 1.75m)

Loft access and doors to four bedrooms and bathroom.

## Bedroom One

14'2 x 8'10 (4.32m x 2.69m)

Two UPVC double glazed leaded windows, two central heating radiators, fitted wardrobes and door to en suite.

## En Suite

3'10 x 3'7 (1.17m x 1.09m)

UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin with traditional taps, direct feed shower in single enclosure and tiled elevations.

## Bedroom Two

11'10 x 7'11 (3.61m x 2.41m)

UPVC double glazed leaded window and central heating radiator.

## Bedroom Three

9' x 8'3 (2.74m x 2.51m)

UPVC double glazed window and central heating radiator.

## Bedroom Four

6'6 x 5'11 (1.98m x 1.80m)

UPVC double glazed window.

## Bathroom

6'10 x 5'4 (2.08m x 1.63m)

UPVC double glazed windows, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and electric feed shower over, storage cupboard, PVC panel elevation and wood effect flooring.

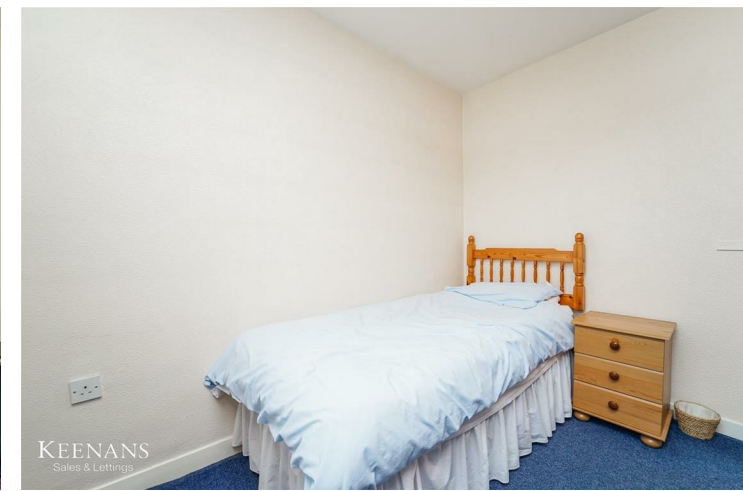
## External

### Front

Stone chips, paving and driveway leading to garage.

### Rear

Laid to lawn garden and decking.



Tel: 01706215618

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