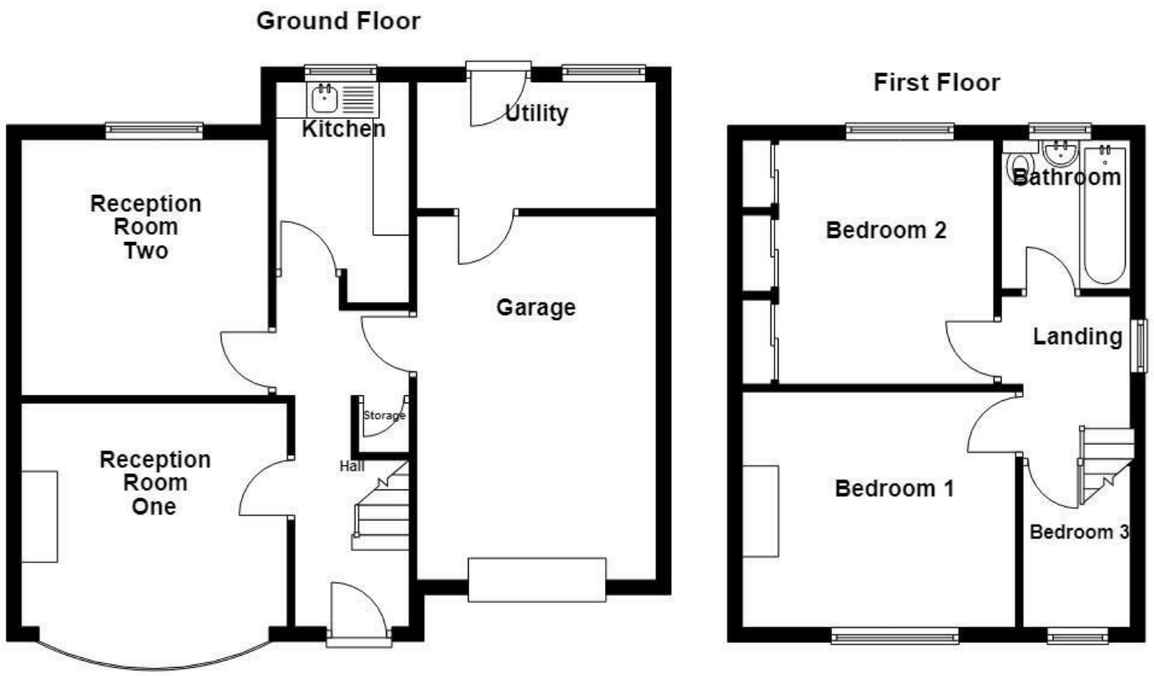
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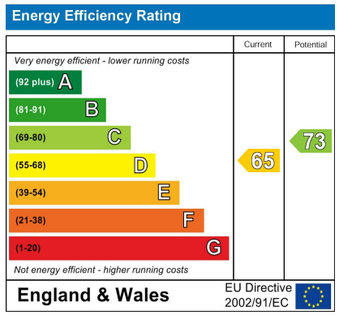












Burnley Road, Rossendale, BB4 8LA

Offers Over £270,000

THREE BEDROOM SEMI DETACHED PROPERTY IN A SOUGHT AFTER LOCATION

Welcome to Burnley Road in the charming area of Rossendale, this delightful three-bedroom semi-detached house presents an excellent opportunity for families seeking a comfortable and spacious home. The property boasts a large driveway, providing ample space for multiple vehicles, along with the convenience of an integral garage.

Upon entering, you will find two bright living areas that offer a warm and inviting atmosphere, perfect for both relaxation and entertaining. The separate kitchen is well-equipped, making it an ideal space for culinary enthusiasts. Additionally, a utility room enhances the practicality of the home, ensuring that daily chores are easily managed.

The first floor features three generously sized bedrooms, providing plenty of room for family members or guests. A well-appointed bathroom completes this level, ensuring that all essential amenities are readily available.

This property is bursting with potential, allowing you to personalise it to your taste and style. The lovely garden offers a serene outdoor space, perfect for children to play or for hosting summer gatherings.

Situated in a sought-after location in Rossendale, this home is close to local amenities, schools, and parks, making it an ideal choice for families. With its combination of space, comfort, and potential, this house is truly a wonderful family home waiting to be cherished.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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www.keenans-estateagents.co.uk

Burnley Road, Rossendale, BB4 8LA

Offers Over £270,000

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- Tenure Freehold
- Off Road Parking With Access To Garage
- Ideal Family Home Once Modernised
- Easy Access To Major Network Links
- Council Tax Band C
- Three Well Proportioned Bedrooms
- Viewing Essential
- EPC Rating TBC
- Bursting With Potential
- Enviable garden Space To Front And Rear Of Property

Ground Floor

Entrance
UPVC part frosted door to hall.

Hall
15'10 x 6' (4.83m x 1.83m)

Central heating radiator, smoke alarm, coving, picture rail, doors to two reception rooms, kitchen, garage, under stairs storage and stairs to first floor.

Reception Room One
12'10 x 10'7 (3.91m x 3.23m)

UPVC double glazed bow window, central heating radiator, coving, coal gas fire with tiled surround and hearth, picture rail.

Reception Room Two
11'7 x 11'7 (3.53m x 3.53m)

UPVC double glazed window, central heating radiator, coal gas fire with tile surround, coving and picture rail.

Kitchen
10'2 x 6'10 (3.10m x 2.08m)

UPVC double glazed window, wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, space for freestanding oven and fridge freezer, access to Baxi boiler and tiled effect flooring.

Garage
16'10 x 11'6 (5.13m x 3.51m)

UPVC frosted window, storage, part wood elevation and hardwood door to utility.

Utility
10'9 x 5'1 (3.28m x 1.55m)

UPVC double glazed window, plumbed for washing machine and UPVC double glazed door to rear.

First Floor

Landing
7'11 x 6'1 (2.41m x 1.85m)

UPVC double glazed window, smoke alarm, loft hatch, doors to three bedrooms and bathroom.

Bedroom One
13'1 x 10'9 (3.99m x 3.28m)

UPVC double glazed window, central heating radiator, fire place and picture rail.

Bedroom Two
11'10 x 11'5 (3.61m x 3.48m)

UPVC double glazed window, central heating radiator, picture rail and fitted wardrobe.

Bedroom Three
7'4 x 5'11 (2.24m x 1.80m)

UPVC double glazed window, central heating radiator and picture rail.

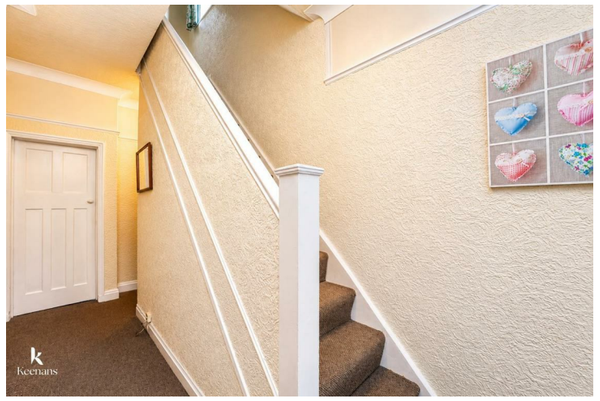
Bathroom
6'11 x 6'7 (2.11m x 2.01m)

UPVC frosted window, central heating radiator, dual flush WC, pedestal wash basin, tiled panel bath with mixer tap and rinse head, overhead electric feed shower, storage, tiled elevation and wood effect flooring.

External

Rear
Enclosed laid to lawn garden with bedding areas and shrubbery.

Front
Block paved drive with access to garage, laid to lawn garden with bedding areas, shrubbery and trees.

















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