# KEENANS Sales & Lettings

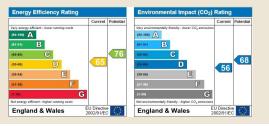


# Helmshore Road, Rossendale

- A Fantastic Family Home
- Six Bedrooms
- En-Suite To Master
- Extensive Garden
- Driveway & Garage
- Original Features
- Huge Stone Built Terrace
- Conservatory
- Over Three Floors

Viewing: By appointment via the agent:

01706 215618



### Introduction

WOW! WHAT A SHOW STOPPING HOME WITH STRIKING GARDENS AND ORIGINAL FEATURES!

This beautifully restored, Victorian semi detached home is situated in one of the most prestigious and sought after areas of Haslingden. Situated within walking distance of local amenities, schools and close to motorway links to Bury and Manchester, the property is the dream upsize for any busy family! With incredible rear gardens, mostly laid to lawn and featuring a beautiful, detached glass house, an abundance of sympathetically restored internal features and flexible accommodation, the property is certainly one not to be missed and comprises briefly;

A welcoming porch leads you to a sizeable entrance hallway. The hallway features a multi fuel burning stove, staircase to the first floor and enables access to a formal dining room, two generously sized reception rooms with ornate plaster mouldings and a modern dining kitchen. The second reception room is located at the rear of the property and provides access to a conservatory which works as a thoroughfare to a back hallway, also accessed via the dining kitchen. The dining kitchen is fitted with cream gloss units and incorporates a variety of Neff appliances as well as allowing through access to a utility room, inner hallway and WC. To the first floor, you will find a generous landing housing a staircase to the second floor and doors leading to a luxury family bathroom and four double bedrooms, the master of which featuring an en suite shower room. To the second floor, you will find two further double bedrooms adjoined with a landing and a second floor bathroom suite.

Externally this impressive dwelling boasts extensive laid to lawn rear gardens with mature flowers and shrubbery, enclosing mature trees and patio areas. The garden houses a stunning detached glass house which could potentially be transformed into a swimming pool room, office or left as a large green house. The front allows off road parking on a driveway leading to the garage, and a laid to lawn garden.

Viewings can be arranged by calling our Rawtenstall team today!

# **Ground Floor**

# Entrance

Wood entrance door leading into the porch.

# Porch

 $2.16m \times 1.78m (7'1 \times 5'10)$  Two UPVC leaded windows, central heating radiator and open to to the entrance hall.

#### **Entrance Hall**

 $6.15m \times 5.11m (20'2 \times 16'9)$  UPVC double glazed leaded window, central heating radiator, stairs to the first floor, telephone point, coving to the ceiling, cast iron multifuel fire to the chimney breast, ornate double doors leading to the dining room and doors leading to the kitchen and two reception rooms.

# **Reception Room One**

5.97m x 4.60m (19'7 x 15'1) UPVC double glazed bay window, two original leaded oriel windows to the side, central heating radiator, decorative plaster mouldings and architraves, picture rail, brass open flue fire, hearth with a reclaimed wood surround and a television point.

# Dining Room

4.98m x 3.43m (16'4 x 11'3) UPVC double glazed windows to the front elevation, central heating radiator, Parquet wood flooring, mahogany wood panelled elevations, coving to the ceiling, picture rail, open flue fireplace to the chimney breast with a wood surround and a Yorkstone hearth.

# Reception Room Two

 $6.17m \times 4.19m$  (20'3 x 13'9) Hardwood single glazed internal double doors and windows to the conservatory, Oak flooring, open flue decorative fireplace, television point, coving to the ceiling and decorative plaster mouldings.

#### Conservatory

 $4.37m \times 2.72m$  ( $14'4 \times 8'11$ ) Fully UPVC double glazed surrounding windows, pitched glazed roof, Oak flooring and UPVC double glazed doors to the back hall.

#### Back Hall

2.59m x 2.36m (8'6 x 7'9) UPVC double glazed window, tiled flooring, spotlights, open to the kitchen, UPVC double glazed doors to the rear and a door to the inner hall.

# **Inner Hall**

3.00m x 2.46m (9'10 x 8'1) UPVC double glazed window, tiled flooring, storage cupboards and doors leading to the kitchen and to the WC.

#### WC

1.68m x 0.81m (5'6 x 2'8) UPVC double glazed frosted window, central heating radiator, low basin WC, fully-tiled elevations and tiled flooring.

# **Dining Kitchen**

 $6.99 \, \mathrm{m} \times 4.60 \, \mathrm{m} \, (22'11 \times 15'1)$  UPVC double glazed window, central heating radiator, a range of cream gloss wall and base units, solid granite surfaces and upstands, stainless steel moulded one and half bowl sink, drainer and mixer tap, breakfast bar, a Neff electric oven with microwave grill in a high rise unit, induction hob, extractor fan, integrated Neff coffee machine, integrated Neff dishwasher, integrated Neff fridge freezer, tiled flooring and a door to the utility.

# Utility

2.03m x 1.80m (6'8 x 5'11) UPVC double glazed window, plumbing for a washing machine, space for a tumble dryer, shelving and tiled flooring.

# First Floor

#### .anding

 $5.69 \text{m} \times 4.52 \text{m}$  ( $18'8 \times 14'10$ ) UPVC double glazed leaded window on the stair return, central heating radiator, coving to the ceiling, stairs to the second floor and doors leading to the bathroom, four bedrooms and to the WC.

#### NC

 $2.31m \times 0.81m \ (7'7 \times 2'8)$  UPVC double glazed window, low basin WC, fully-tiled elevations and tiled flooring.

#### **Bedroom One**

 $7.06m \times 4.90m (23'2 \times 16'1)$  UPVC double glazed window facing the garden, central heating radiator, Oak flooring, fitted wardrobes, two feature wall lights, television point and a door leading to the en-suite.

# **En-Suite**

 $3.07m \times 1.24m (10'1 \times 4'1)$  UPVC double glazed frosted window, a corner shower enclosure with direct feed power shower, pedestal wash basin, twin flush WC, part-tiled elevations, wood flooring and spotlights.

# **Bedroom Two**

6.15m x 4.29m (20'2 x 14'1) UPVC double glazed window, central heating radiator, coving to the ceiling, two feature wall lights and a television point.

# **Bedroom Three**

 $5.59m \times 4.60m (18'4 \times 15'1)$  UPVC double glazed bay window, central heating radiator, television point, coving to the ceiling, shaver point and a pedestal wash basin.

#### **Bedroom Four**

 $5.69m \times 2.84m (18'8 \times 9'4)$  UPVC double glazed bay window with window seat, fitted wardrobes and wood flooring.

#### Bathroom

5.99m x 2.57m (19'8 x 8'5) UPVC double glazed frosted window, chrome heated towel rail, double shower enclosure with jets and power shower, jacuzzi jet bath reclaimed vanity unit with elevated wash basin and solid granite surfaces, Travertine tiled flooring, Travertine elevations and a shaver point.

#### Second Floor

# Landing

Doors leading to the bathroom and to bedroom five

#### Bedroom Five

 $5.31m \times 4.55m$  (17'5 x 14'11) UPVC double glazed window and a central heating radiator.

#### Bathroom

 $3.81 \text{m} \times 2.72 \text{m}$  (12'6 x 8'11) UPVC double glazed window, central heating radiator, a wood panelled bath, twin flush WC, pedestal wash basin, fitted storage and a door leading to bedroom six.

# **Bedroom Six**

 $6.65m \times 4.32m (21'10 \times 14'2)$  Two Velux windows, central heating radiator, wood flooring, television point and fitted eaves storage.

# External

# Front

Driveway providing off-road parking for numerous vehicles, and a laid to lawn garden with bushes, shrubs and trees.

#### Rear

Extensive laid to lawn garden with crazy paved patio areas, a fantastic detached summer house, a detached garage, planted beds with surrounding hedges, bushes, shrubs and trees creating privacy.

# **Summer House**

 $10.11 m\ x\ 3.99 m\ (33'2\ x\ 13'1)$  UPVC double glazed windows, pitched glazed roof and UPVC double glazed French doors leading to the garden.

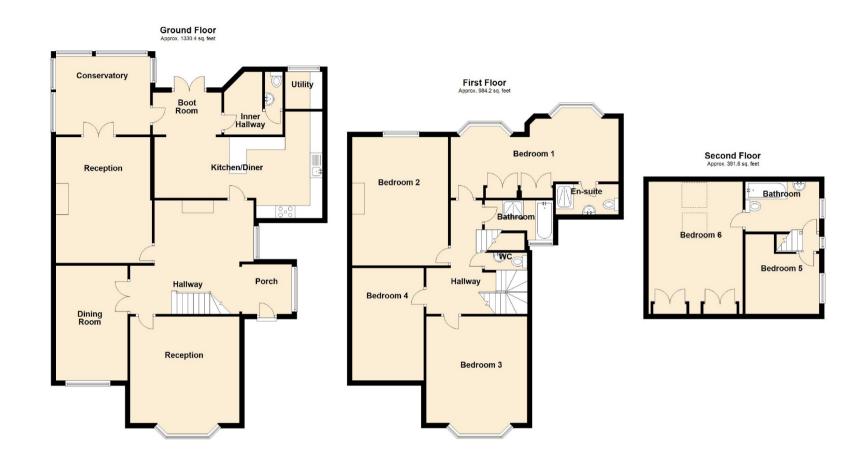
# **Agents Notes**

Council Tax Band F









Total area: approx. 2706.2 sq. feet

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Total floor area 169m2 / 1819.1 sq.ft
Plango.















