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2 ALDEN CLOSE  
Rossendale, BB4 4AX  
£650,000

## 2 ALDEN CLOSE

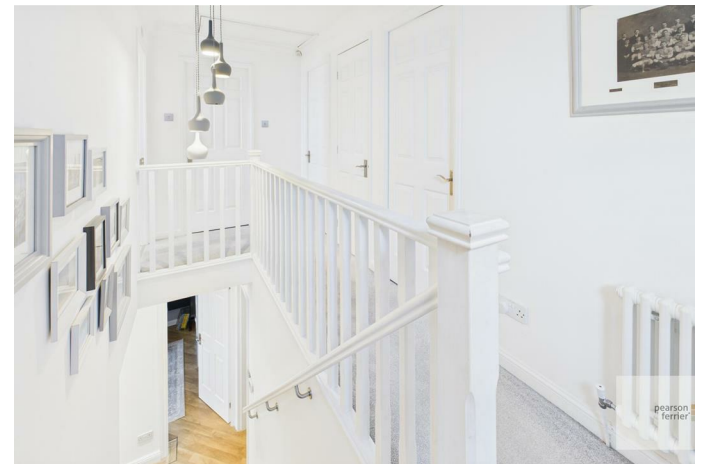
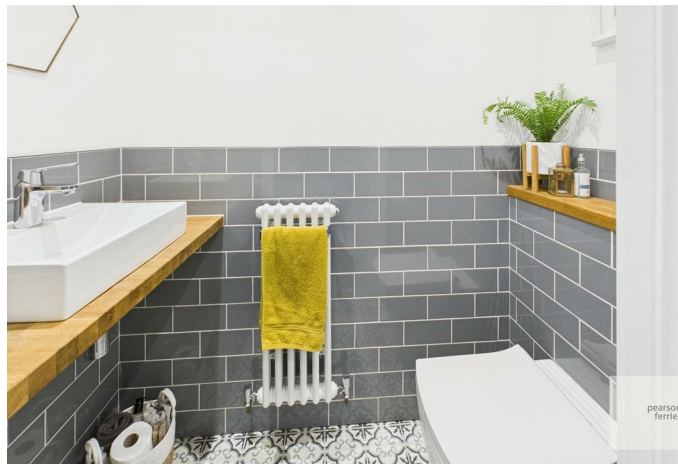
### Property at a glance

- substantial modern detached
- four bedrooms
- highly regarded area
- large family kitchen
- close to countryside
- good m-way access
- extensive local amenities

Alden Close, Helmshore is a superbly presented and extended four bedroom detached house, set in this highly regarded residential area close to open countryside and within easy reach of local shops, bars and schools and a short drive to the motorway network and nearby Ramsbottom and Rawtenstall town centres. The house has the usual benefits of gas fired central heating and is PVC double glazed, Karndean flooring the accommodation briefly comprises; entrance porch, entrance hallway, living room, large open plan family kitchen, utility room and wc/cloaks, first floor, four bedrooms main with fitted wardrobes and ensuite shower. Outside there is a driveway leading to an integral garage, a large flat front garden laid to lawn with laurel hedging, Indian stone paving surround the property and enclosed split level rear garden with paved patio are, raised lawn and borders.

Freehold Property/Council Tax Band D







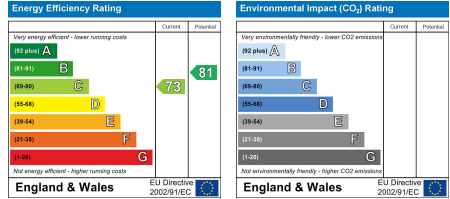
Approximate total area<sup>(1)</sup>  
122.4 m<sup>2</sup>  
Reduced headroom  
0.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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