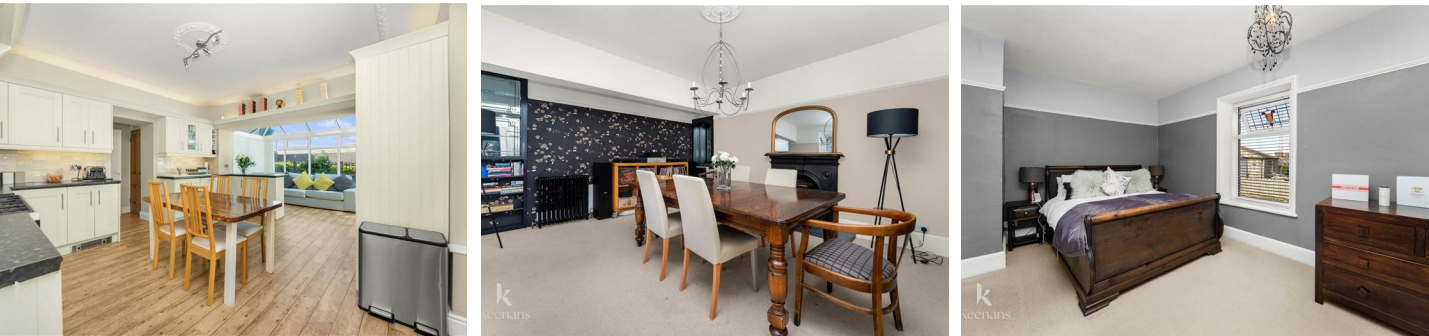




Church Street, Rossendale, BB4 9EX

£625,000

AN EXCEPTIONAL PERIOD PROPERTY

Nestled on Church Street in the charming village of Newchurch, Rossendale, this exquisite stone-built semi-detached family home is a true gem. With its immaculate presentation and stunning features, this property offers a delightful blend of character and modern living.

As you step inside, you will be greeted by spacious rooms that are filled with beautiful original features, creating a warm and inviting atmosphere. The home boasts four generous double bedrooms, providing ample space for family and guests alike. The impressive open-plan kitchen diner is perfect for entertaining, while the four distinct living areas offer versatility for relaxation and leisure.

The property is set on an impressive plot, surrounded by beautifully maintained gardens that enhance its appeal. A summer house and sauna provide additional outdoor enjoyment, making this home a perfect retreat. The double driveway ensures convenient parking for multiple vehicles.

Located in one of the most sought-after areas, this residence offers breath-taking hillside views and is just a stone's throw away from the vibrant market town, where you can enjoy local shops, cafes, and community events.

This home is bursting with charm and character, making it an ideal choice for families seeking a stylish and comfortable living space in a picturesque setting. Don't miss the opportunity to make this stunning property your own.

For further information or to arrange a viewing please contact our Rossendale branch at your earliest convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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4 3 4 D

- Four Bedroom Stone Built Semi Detached Home
- Beautiful Original Features Throughout
- Double Driveway Providing Off Road Parking
- Tenure - Leasehold
- Four Spacious Reception Areas
- Summer House, Sauna And Mature Gardens
- EPC Rating - D
- Stunning Open Plan Kitchen Diner
- Breathtaking Countryside Views
- Council Tax Band - G

Ground Floor

Entrance

Composite double glazed frosted door to the entrance hallway.

Entrance Hall

17'3" x 6'2 (5.26m x 1.88m)

Central heating radiator, coving, dado rail, encaustic tiled flooring, doors to the kitchen diner, dining room, open to the inner hallway, door to the staircase to the lower ground floor.

Dining Room

16'4" x 15'9 (4.98m x 4.80m)

UPVC double glazed box window, UPVC double glazed window, two central heating radiators, inset shelving, ceiling rose, picture rail, multi fuel burner with cast iron hearth and surround.

Inner Hall

18'11 x 3'5 (5.77m x 1.04m)

Central heating radiator, inset storage, feature wall light, doors to the lounge, cloakroom and office.

Lounge

19'10" x 13'1 (6.05m x 3.99m)

UPVC double glazed frosted window, two central heating radiators, picture rail, television point, open coal gas fire with cast iron, marble and granite hearth and surround.

Cloakroom

6'11 x 4'3 (2.11m x 1.30m)

UPVC double glazed frosted window, central heating radiator, vanity top wash basin with traditional taps, picture rail, wood effect laminate flooring, hardwood door to the WC.

WC

4'11 x 2'10 (1.50m x 0.86m)

UPVC double glazed frosted window, dual flush WC, wood panelled elevations, tiled elevations, tiled flooring.

Kitchen/Dining Room

14'8" x 13'5 (4.47m x 4.09m)

UPVC double glazed boxed window, central heating radiator, ceiling rose, a range of panelled wall and base units, granite effect surface, tiled splash backs, ceramic one and a half sink and drainer with mixer tap, two door Smeg range cooker with a six ring gas hob and extractor hood, integrated full length fridge and freezer, integrated wine cooler and dishwasher, under unit, pelmet and cupboard lighting, wood effect

laminate flooring, open to the conservatory, doors to the utility room and office.

Conservatory

12'6 x 9'0 (3.81m x 2.74m)

UPVC double glazed surrounding windows, electric heater, double glazed roof, wood effect laminate flooring, UPVC double glazed door to the front.

Utility Room

8'2" x 6'7 (2.49m x 2.01m)

UPVC double glazed window, a range of white wall and base units, granite effect surface, tiled splash backs, stainless steel sink with mixer tap, plumbing for washing machine and dryer, space for a fridge freezer, tiled effect Lino flooring, UPVC double glazed door to the side.

2nd Lounge / Study

12'11 x 8'5 (3.94m x 2.57m)

UPVC double glazed frosted window, hardwood single glazed window, central heating radiator, feature wall light, integrated storage, wood effect laminate flooring.

Lower Ground Floor

Lower Landing

16'2 x 12'5 (4.93m x 3.78m)

Open to two cellar rooms and a store room.

Cellar Room One

18'5 x 13 (5.61m x 3.96m)

Cellar Room Two

13'8 x 11 (4.17m x 3.35m)

Store Room

8'9 x 5'11 (2.67m x 1.80m)

First Floor

Landing

15'9 x 12'9 (4.80m x 3.89m)

Skylight, central heating radiator, coving, dado rail, inset shelving, doors to three bedrooms, shower room, Jack and Jill bathroom and dressing room and boiler room.

Dressing Area

8'6 x 8'6 (2.59m x 2.59m)

Central heating radiator, air ventilator, loft access, two storage cupboard, doors to bedroom one and en suite.

Bedroom One

16 x 9'9 (4.88m x 2.97m)

Two UPVC double glazed partially frosted and stain glass windows, central heating radiator, picture rail, fireplace.

En-Suite Bathroom

10'3 x 8'3 (3.12m x 2.51m)

UPVC double glazed frosted window, chrome heated towel rail, a four piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap, direct feed rainfall steam shower enclosure with Bluetooth and speakers, tiled elevations, two feature wall lights, extractor fan, tiled flooring.

Bedroom Two

16'4 x 13'1 (4.98m x 3.99m)

UPVC double glazed box window, central heating radiator, picture rail, door to the Jack and Jill bathroom.

Jack And Jill Bathroom

8'5 x 7'6 (2.57m x 2.29m)

UPVC double glazed frosted window, upright elevated central heating radiator, a two piece suite comprising of a vanity top wash basin with mixer tap, panelled bath with mixer tap and rinse head, integrated storage, tiled elevations, spotlights, wood cladding to ceiling, tiled flooring.

Bedroom Three

16'4 x 13'5 (4.98m x 4.09m)

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

Bedroom Four

14'9 x 8'2 (4.50m x 2.49m)

UPVC double glazed window, central heating radiator, picture rail, cast iron open coal fire, hardwood flooring.

Shower Room

6'4 x 4'8 (1.93m x 1.42m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, electric feed shower enclosure, tiled elevations, tile effect vinyl flooring.

