



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(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.

Phillipstown, Rossendale, BB4 9NZ

£120,000

AN EXCEPTIONAL MID TERRACED PROPERTY

Having been presented and maintained beautifully throughout with spacious rooms, neutral decoration and modern fixtures and fittings, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Whitewell Bottom within Rossendale. With stunning features, not being overlooked and two double bedrooms, this outstanding property is the perfect home for any small family or couple ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rawtenstall, Burnley, Bacup and major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room guides you through to a contemporary fitted kitchen and houses a staircase to the first floor. The first floor comprises of doors on to two double bedrooms and a modern shower room. Externally there is a tiered garden with laid to lawn and mature shrubs.

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

Phillipstown, Rossendale, BB4 9NZ

£120,000

 **2**  **1**  **1**  **D**

- An Envable Mid Terraced Property
 - Not Overlooked
 - On Street Parking
 - Tenure Leasehold
- Two Double Bedrooms
 - Perfect First Time Home
 - Council Tax Band A
- Beautifully Presented
 - Picturesque Location
 - EPC Rating D

Ground Floor

Entrance

UPVC door to vestibule.

Vestibule

4'1 x 2'9 (1.24m x 0.84m)

A hardwood single glazed frosted to the reception room.

Reception Room

15' x 14' (4.57m x 4.27m)

UPVC double glazed window, central heating radiator, stone fireplace with log burner and wood mantle, cornice coving, ceiling rose, picture rail, under stairs storage cupboard, laminate flooring, staircase to the first floor and door to the kitchen.

Kitchen

15' x 6'5 (4.57m x 1.96m)

UPVC double glazed window, central heating radiator, a range of grey matte wall and base units, wood effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, an integrated electric oven with a four ring gas hob and extractor fan, integrated fridge freezer, plumbing for a washing machine, , access to boiler, wood effect laminate flooring and a composite door to the rear.

First Floor

Landing

6'3 x 2'10 (1.91m x 0.86m)

UPVC double glazed window, smoke alarm, doors to two bedrooms and shower room.

Bedroom One

11'1 x 8'7 (3.38m x 2.62m)

UPVC double glazed window, central heating radiator, picture rail, television point and fitted wardrobes.

Bedroom Two

15' x 6'6 (4.57m x 1.98m)

UPVC double glazed window, central heating radiator and television point.

Shower Room

8'6 x 4'5 (2.59m x 1.35m)

UPVC double glazed frosted window, chrome heating towel rail, a three piece suite comprising of a dual flush WC, direct feed rainfall walk in shower with rinse head, vanity wash basin with mixer tap, PVC panelled elevations, coving and wood effect laminate flooring.

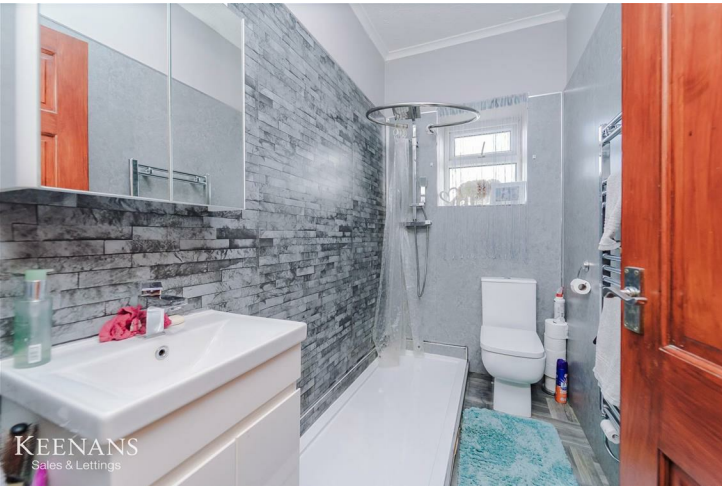
External

Rear

Stone steps to elevated area with hen house, mature shrubs and bedding areas, as well as gate to shared access.

Front

Envable views to the front of property.



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