



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Somerset Walk, Rossendale, BB4 4EP

### Offers Over £190,000

#### THREE-BEDROOM HOME IN ROSSENDALE

Nestled in the charming area of Somerset Walk, Haslingden, Rossendale, this delightful house offers a perfect blend of comfort and practicality. Upon entering, you are welcomed into an inviting reception room, ideal for relaxing or entertaining guests. The spacious kitchen and dining area provide a wonderful space for family meals and gatherings, making it the heart of the home.

This property boasts three well-proportioned bedrooms, each offering ample space for rest and relaxation. The layout is thoughtfully designed to cater to the needs of modern living, with a separate WC and bathroom for added convenience.

Outside, the rear enclosed yard presents a private outdoor space, perfect for enjoying the fresh air or hosting summer barbecues. This house is not just a place to live; it is a home where memories can be made.

With its appealing features and prime location, this property is an excellent opportunity for those seeking a comfortable family home in a friendly community. Don't miss the chance to make this lovely house your own.

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# Somerset Walk, Rossendale, BB4 4EP

## Offers Over £190,000

 3  1  1  D

- Beautifully Presented Mid Terrace
- Fitted Kitchen
- EPC Rating D
- Enclosed Rear Garden
- Three Spacious Bedrooms
- Ideal home for First time buyers
- Council Tax Band A
- One Bathroom With Separate WC
- On Street Parking
- Tenure: Leasehold

### Ground Floor

#### Hall

6' x 2'11 (1.83m x 0.89m)

Composite frosted entrance door, UPVC double glazed window, central heating radiator and doors to reception room and kitchen.

#### Reception Room

18'4 x 10'8 (5.59m x 3.25m)

Two UPVC double glazed windows, two central heating radiators, log burning stove, stone hearth, wood mantle, part wood panel elevations, wood effect flooring and door to kitchen.

#### Kitchen

18'4 x 13'2 (5.59m x 4.01m)

Two UPVC double glazed windows, upright central heating radiator, spotlights, wall and base units, granite worktops, composite sink with mixer tap and draining ridges, integrated oven and grill in high rise units, four ring electric hob, integrated fridge freezer, integrated dishwasher, wood effect flooring and composite double glazed frosted door to rear.

### First Floor

#### Landing

6'9 x 4' (2.06m x 1.22m)

Velux window, smoke alarm, storage cupboard and doors to three bedrooms, bathroom and WC.

#### Bedroom One

10'11 x 10'4 (3.33m x 3.15m)

UPVC double glazed window, central heating radiator and part wood panel elevation.

#### Bedroom Two

12'6 x 7'10 (3.81m x 2.39m)

UPVC double glazed window, central heating radiator and over stairs storage.

#### Bedroom Three

10'3 x 7'1 (3.12m x 2.16m)

UPVC double glazed window, central heating radiator and wood panel elevation.

#### Bathroom

5'5 x 4'3 (1.65m x 1.30m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with traditional taps, panel bath with traditional taps and electric feed shower over, extractor fan, tiled elevation and tile effect flooring.

#### WC

4'6 x 2'6 (1.37m x 0.76m)

UPVC double glazed frosted window, dual flush WC, part tiled elevation and tile effect flooring.

### External

### Front

Paved yard.

### Rear

Enclosed, laid to lawn, paving and storage shed.



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