

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		50	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Barnes Avenue, Rossendale, BB4 8ST

£200,000

THREE BEDROOM SEMI DETACHED HOME BURSTING WITH POTENTIAL

Located in the desirable area of Barnes Avenue, Rossendale, this charming semi-detached house offers a perfect blend of comfort and convenience. With three generously sized bedrooms, this property is ideal for families seeking a spacious and welcoming home.

As you enter, you are greeted by a well-appointed lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The spacious kitchen is a highlight of the home, offering ample storage and room for dining, making it a delightful space for family meals and gatherings.

The property also features a convenient rear porch, which adds practicality to daily life, and a downstairs WC for added convenience. The family bathroom is well-designed, ensuring that all members of the household have their own space to unwind.

Outside, the property boasts a lovely garden, providing a tranquil retreat for outdoor activities or simply enjoying the fresh air. The driveway offers off-road parking, a valuable asset in this sought-after location.

This home is not just a place to live; it is a lifestyle choice in a community that is both friendly and vibrant. With its spacious interiors and excellent amenities nearby, this property is a wonderful opportunity for those looking to settle in a charming area of Rossendale. Don't miss the chance to make this delightful house your new home.

Barnes Avenue, Rossendale, BB4 8ST

£200,000



- Three Spacious Bedrooms
- Easy Access To Major Network Links
- Downstairs WC Available
- EPC Rating E
- Tenure Freehold
- Ample Storage Space
- Driveway For Off Road Parking
- Council Tax band B
- Inner Porch Access
- Sought After Location With Viewing Recommended

Ground Floor

Entrance Hall

4'4 x 4' (1.32m x 1.22m)
Reception Room 16'5 x 14'3

Kitchen

12'9 x 10'2 (3.89m x 3.10m)

Inner Porch

7'3 x 3'8 (2.21m x 1.12m)

WC

5'11 x 3'1 (1.80m x 0.94m)

First Floor

Landing

11'4 x 6'6 (3.45m x 1.98m)

Bedroom One

14' x 11'8 (4.27m x 3.56m)

Bedroom Two

12'11 x 10'1 (3.94m x 3.07m)

Bedroom Three

11'5 x 9'6 (3.48m x 2.90m)

Bathroom

6'5 x 6' (1.96m x 1.83m)

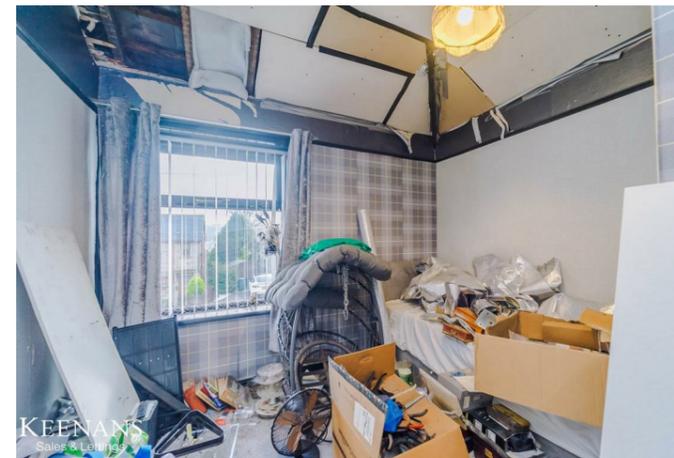
External

Front

Off road parking.

Rear

Enclosed laid to lawn garden, paving, bedding areas, mature shrubs and timber shed.



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