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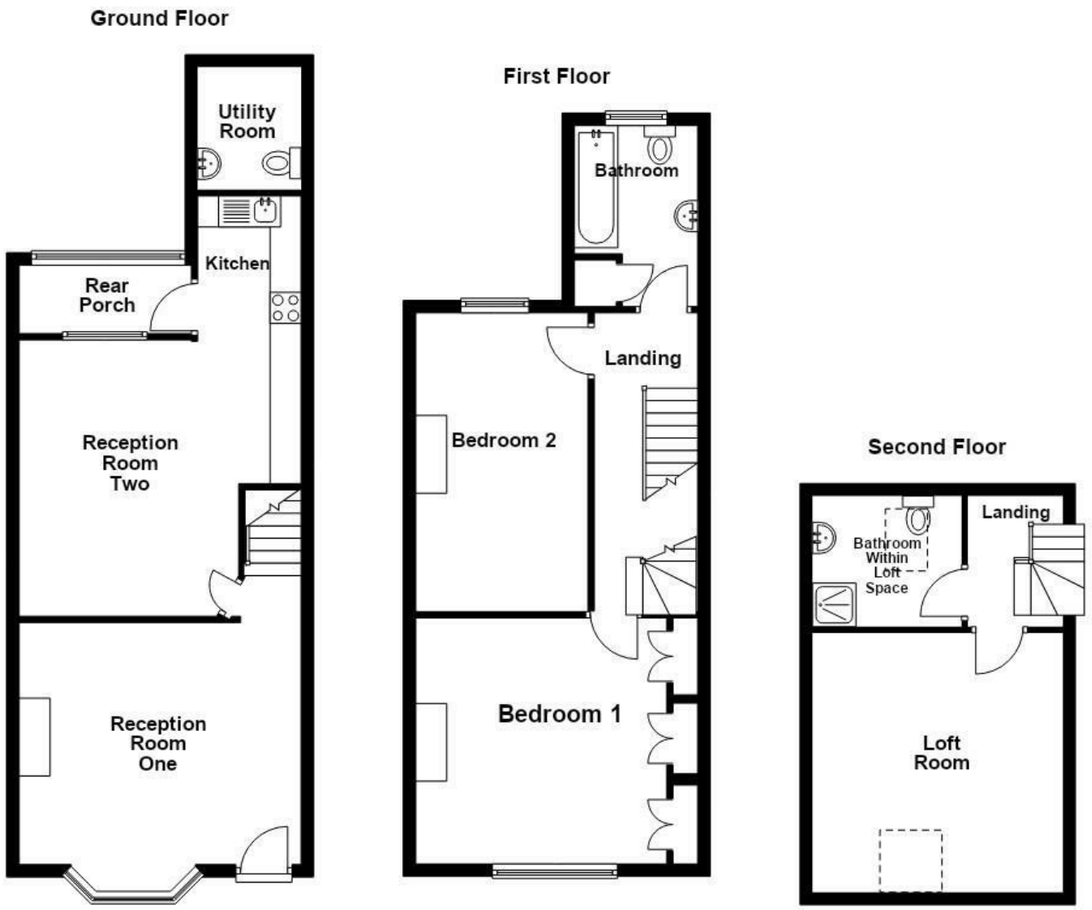


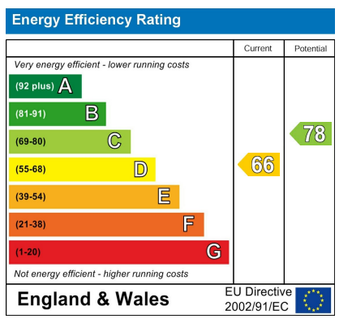


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# Newchurch Road, Rossendale, BB4 7SN

## £195,000

SPACIOUS TWO BEDROOM MID TERRACED PROPERTY WITH LOFT ROOM AND REAR GARDEN, THE PERFECT RENOVATION PROJECT.

Nestled in the desirable area of Newchurch Road, Rossendale, this charming mid-terrace house presents an excellent opportunity for first-time buyers or those seeking a renovation project. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. With two generously sized double bedrooms, a loft room and a bathroom within the loft space to the second floor it offers comfortable living for families or individuals alike set over three floors. The loft room is currently being used as a third double bedroom with en-suite.

The house features a well appointed kitchen and bathroom, ensuring convenience for all occupants. One of the standout aspects of this property is its picturesque views from both the front and back, allowing residents to enjoy the beauty of the surrounding landscape.

Situated within walking distance of Rawtenstall, this location is highly sought after, offering easy access to local amenities, shops, and transport links. Whether you are looking to make this house your home or are considering a project to enhance its charm, this property is brimming with potential. Do not miss the chance to explore this delightful residence in a vibrant community.

# Newchurch Road, Rossendale, BB4 7SN

## £195,000

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- Spacious Mid Terraced Property
- Countryside Views Front And Back
- Tenure Freehold
- Perfect For First Time Buyers or a Renovation Project
- Two Large Double Bedrooms Plus Loft Room
- Sought After Location
- Council Tax Band C
- Garden and Yard to The Rear & Enclosed Front Yard
- On Street Parking
- EPC Rating D

Garden and yard to the rear with views of the rugby fields

### Internal

### Ground Floor

### Reception Room One
14'10" x 12'9" (4.54 x 3.89)

### Reception Room Two
14'6" x 11'7" (4.44 x 3.54)

### Kitchen
15'2" x 5'5" (4.63 x 1.67)

### External utility room and WC

### First Floor

### Landing

### Bedroom One
12'11" x 12'9" (3.95 x 3.89)

### Bedroom Two
14'8" x 9'0" (4.48 x 2.76)

### Bathroom
9'6" x 6'5" (2.91 x 1.98)

### Second Floor

### Landing

### Loft Room
13'8" x 13'1" (4.17 x 4)

The loft room is currently being used as a third double bedroom with en-suite

### Bathroom Within The Loft Space
7'6" x 6'10" (2.3 x 2.1)

### External

### Front
Enclosed yard to the front

### Rear

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