

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	77
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Cross Street, Rossendale, BB4 8NH

£185,000

AN IDYLIC END TERRACED PROPERTY

Nestled in the charming village of Crawshawbooth, on Cross Street, this exceptional end terraced house is a true gem. Presented and maintained to the highest standard, the property boasts immaculate interiors that blend stylish modernity with stunning original features, creating a warm and inviting atmosphere.

The home offers two generously sized double bedrooms, providing ample space for a small family. A thoughtfully designed loft conversion adds versatility, making it an ideal space for a home office or playroom. The spacious living area is perfect for relaxation and entertaining, while the fantastic ground floor extension at the rear enhances the functionality of the home. This extension includes a utility room and a convenient store room, ensuring that all your storage needs are met.

One of the standout features of this property is its breath-taking panoramic countryside views, which can be enjoyed from various vantage points throughout the home. The property is not overlooked, providing a sense of privacy and tranquillity that is hard to find.

This delightful house is bursting with character and charm, making it the perfect home for any small family looking to move straight in. With its prime location in the heart of Crawshawbooth,

# Cross Street, Rossendale, BB4 8NH

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- An Exceptional End Terraced Property
- Beautiful Features
- On Street Parking
- Tenure Freehold
- Two Double Bedrooms
- Stylish Interiors And Envious Views
- Council Tax Band A
- Loft Conversion
- Fantastic Ground Floor Extension With Utility And Store Room
- EPC Rating D

## Ground Floor

### Reception Room

13'9 x 13'3 (4.19m x 4.04m)

### Inner Hallway

2'10 x 2'1 (0.86m x 0.64m)

### Kitchen

13'9 x 8'7 (4.19m x 2.62m)

### Utility Room

11 x 5'1 (3.35m x 1.55m)

### Store Room

11 x 8'1 (3.35m x 2.46m)

## First Floor

### Landing

7'5 x 4'2 (2.26m x 1.27m)

### Bedroom One

13'9 x 8 (4.19m x 2.44m)

### Bedroom Two

13'9 x 8'7 (4.19m x 2.62m)

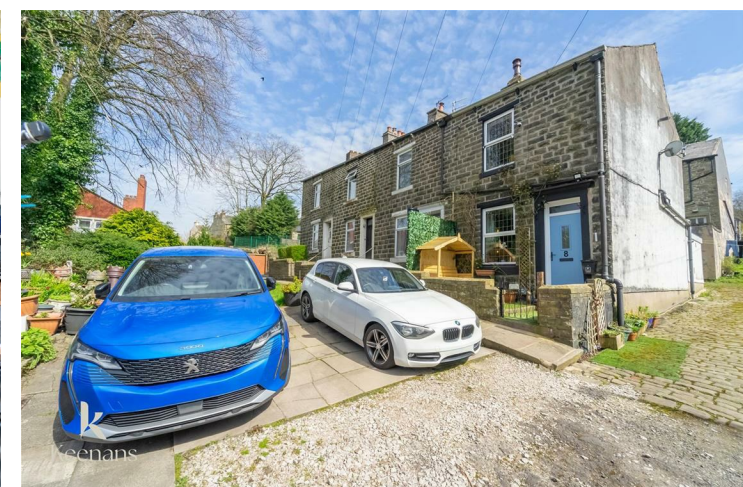
### Shower Room

9'3 x 4'6 (2.82m x 1.37m)

## Second Floor

### Loft Room

16'9 x 13'9 (5.11m x 4.19m)



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