



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	76	
(55-68) D		
(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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Higher Mill Street, Rossendale, BB4 7UN

£325,000

LOVELY THREE-BEDROOM HOME IN ROSSENDALE

Nestled in the charming area of Higher Mill Street, Rossendale, this delightful house offers a perfect blend of comfort and convenience. As you step inside, you are welcomed by a spacious and well-equipped kitchen and dining area, which provides a lovely view of the rear enclosed garden, making it an ideal space for family gatherings or entertaining friends. The addition of a downstairs WC enhances the practicality of the home, ensuring that guests are well accommodated.

Moving to the first floor, you will find a generous reception room that boasts a charming south facing balcony, perfect for enjoying a morning coffee or an evening breeze. This level also features a first floor shower room, adding to the home's functionality.

On the second floor, there are three well-proportioned bedrooms, each offering ample space for relaxation and personalisation. A well-appointed second shower room on this floor ensures that family living is both comfortable and convenient.

The property also benefits from a garage and off-road parking, providing secure and accessible options for your vehicles. This house is not just a place to live; it is a home that offers a wonderful lifestyle in a desirable location. Whether you are a growing family or looking for a peaceful retreat, this property is sure to meet your needs.

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Higher Mill Street, Rossendale, BB4 7UN
£325,000

**3**

**2**

**1**

**C**

- Mid Terraced Property
 - Contemporary Fitted Kitchen
 - Off Road Parking And Garage
 - EPC Rating: C
- Three Bedrooms
 - Two Bathrooms
 - Tenure: Freehold
- Spacious Reception Room With Balcony
 - Enclosed South Facing Rear Garden
 - Council Tax Band: C

Ground Floor

Hall

17'9 x 6'2 (5.41m x 1.88m)
Composite double glazed frosted entrance door, central heating radiator, coving, smoke alarm, spotlights, Kamdean tile effect flooring, storage cupboard, stairs to first floor and doors to kitchen/dining room, WC and garage.

WC

6'4 x 2'8 (1.93m x 0.81m)
UPVC double glazed frosted window, central heating radiator, pedestal wash basin with mixer tap, tiled splash back, extractor fan and Kamdean tile effect flooring.

Kitchen/Dining Room

16'1 x 15'3 (4.90m x 4.65m)
Central heating radiator, spotlights, wall and base units, solid oak worktops, ceramic sink with high spring mixer tap and draining board, integrated oven, four ring induction hob, extractor hood, integrated dishwasher, boiler, Kamdean tile effect flooring and two UPVC double glazed doors to rear,

Garage

18'7 x 8'1 (5.66m x 2.46m)
Up and over door.

First Floor

Landing

10'6 x 6' (3.20m x 1.83m)
Smoke alarm, spotlights, stairs to second floor and doors to reception room and shower room.

Reception Room

27'5 x 15'3 (8.36m x 4.65m)
Two UPVC double glazed windows, two central heating radiators, coving and UPVC double glazed door to south facing balcony.

Shower Room

6'6 x 5'5 (1.98m x 1.65m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, electric feed shower in enclosure, extractor fan and tile effect flooring.

Second Floor

Landing

7'8 x 6' (2.34m x 1.83m)
Loft access (boarded with power and lighting) and doors to three bedrooms and shower room.

Bedroom One

15'2 x 9'6 (4.62m x 2.90m)
Four Velux windows and central heating radiator.

Bedroom Two

11'7 x 8'8 (3.53m x 2.64m)
UPVC double glazed window and central heating radiator.

Bedroom Three

9'6 x 6'2 (2.90m x 1.88m)
UPVC double glazed window and central heating radiator,

Shower Room

5'11 x 5'5 (1.80m x 1.65m)
Central heated towel rail, dual flush WC, spotlights, wall mounted wash basin with mixer tap, direct feed rainfall shower with rinse head, extractor fan, part tiled elevation and tile effect flooring.

External

Front

Block paved drive.

Rear

Enclosed, laid to lawn south facing garden and paving.



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