

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

## Sagar Holme Terrace, Rossendale, BB4 9PD

### £115,000

AN OUTSTANDING MID TERRACED PROPERTY

Nestled in the picturesque village of Whitewell Bottom, within the sought-after borough of Rossendale, this beautifully presented two-bedroom stone-built terraced home offers the perfect blend of countryside charm and modern comfort. Surrounded by panoramic rural views, the property enjoys a tranquil setting while remaining conveniently positioned for local amenities and commuter links.

Lovingly maintained and thoughtfully styled, the home has been a true credit to its current owner. Neutral décor throughout enhances the sense of space and light, creating a warm and welcoming environment ready for a new owner to move straight into.

The spacious lounge provides an inviting retreat, ideal for relaxing evenings or entertaining guests. To the rear, the open plan kitchen diner offers a fantastic sociable space, combining practicality with contemporary style. With ample worktop and dining space, it is perfectly suited to modern family living.

Upstairs, the property continues to impress with two generously sized bedrooms, both beautifully presented and offering comfortable accommodation for a small family, couple, or those working from home. The modern bathroom is finished to a high standard, featuring stylish fittings and a fresh, clean design.

# Sagar Holme Terrace, Rossendale, BB4 9PD

£115,000



- Tenure Freehold
- On Street Parking
- Surrounded By Panoramic Views
- Easy Access To Major Commuter Routes
- Council Tax Band A
- Two Generously Sized Bedrooms
- Open Plan Kitchen/Dining Area
- EPC Rating TBC
- Ideal Home For A Small Family Or Couple
- Cellar Space

## Ground Floor

### Reception Room

15'7 x 14'10 (4.75m x 4.52m)

### Kitchen/Dining Area

14'10 x 8'10 (4.52m x 2.69m)

## Lower Ground Floor

### Cellar One

7'7 x 5'1 (2.31m x 1.55m)

### Cellar Two

5'9 x 5'1 (1.75m x 1.55m)

## First Floor

### Landing

12'11 x 5'9 (3.94m x 1.75m)

### Bedroom One

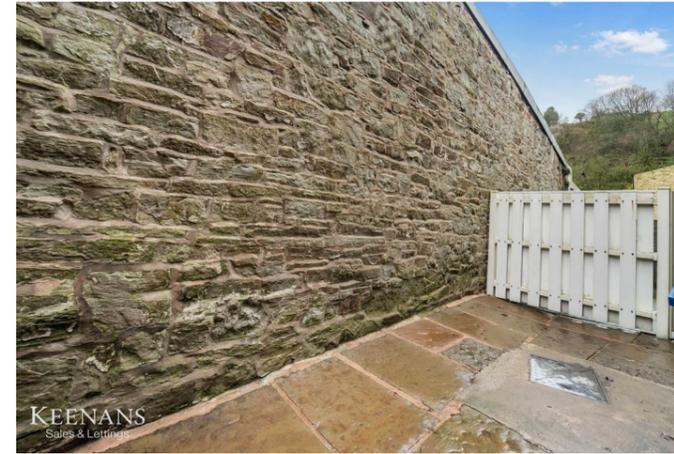
14'8 x 11'3 (4.47m x 3.43m)

### Bedroom Two

8'11 x 8'7 (2.72m x 2.62m)

### Bathroom

7'11 x 5'10 (2.41m x 1.78m)



Tel: 01706215618

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)