



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## St. Marys Place, Rossendale, BB4 8SH

£250,000

IMPRESSIVE FOUR BEDROOM END TERRACE HOME

Welcome to St. Marys Place, Rossendale, this gorgeous four-bedroom end terrace property has been thoughtfully refurbished across three floors, offering a perfect blend of modern living and comfort. The property boasts a spacious master bedroom located on the third floor, complete with an en suite shower room, ensuring a private retreat for the homeowners.

On the first floor, you will find a well-appointed family bathroom, catering to the needs of the entire household. The heart of the home is undoubtedly the stunning kitchen diner, which provides an ideal space for family gatherings and entertaining guests. The bright and airy lounge, adorned with modern fixtures and fittings, creates a welcoming atmosphere for relaxation and leisure.

Outside, the property features a rear yard, perfect for enjoying the outdoors, along with off-road parking provided by a convenient driveway. This home is not only aesthetically pleasing but

# St. Marys Place, Rossendale, BB4 8SH

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- Fully Renovated End Terrace Property
- Stunning Fitted Dining Kitchen
- Off Road Parking
- EPC Rating E
- Four Bedrooms
- Move-in Ready
- Tenure Leasehold
- Two Bathrooms
- Low Maintenance Externals
- Council Tax Band A

## Ground Floor

### Reception Room

14'4 x 12'0 (4.37m x 3.66m)

UPVC double glazed frosted front door, two UPVC double glazed windows, central heating radiator, acoustic wood panelling and open to inner hall.

### Inner Hall

Door to kitchen/dining area and stairs to first floor.

### Kitchen/Dining Area

14'1 x 13'0 (4.29m x 3.96m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with quartz work surfaces, central island with breakfast bar, integrated oven, five ring electric hob, inset sink and drainer with high spout mixer tap, integrated fridge freezer, integrated dishwasher, integrated washing machine, under unit lighting, tiled flooring with underfloor heating, door to under stairs storage and UPVC double glazed door to rear.

## Lower Ground Floor

### Cellar

11'9" x 10'5" (3.6 x 3.2)

Hardwood single glazed window, lighting, fitted storage and stone flag flooring.

## First Floor

### Landing

10'2 x 8'7 (3.10m x 2.62m)

Smoke detector, over stairs storage, doors leading to three bedrooms, bathroom and door to stairs to second floor.

### Bedroom Two

11'6 x 9'8 (3.51m x 2.95m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

10'0 x 6'11 (3.05m x 2.11m)

UPVC double glazed window and central heating radiator.

### Bedroom Four

10'1 x 6'9 (3.07m x 2.06m)

UPVC double glazed frosted window and central heating radiator.

## Bathroom

8'11 x 3'10 (2.72m x 1.17m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head, part PVC panelled elevations, part tiled elevations and tiled effect flooring.

## Second Floor

### Bedroom One

27'10 x 13'5 (8.48m x 4.09m )

Three Velux windows, two central heating radiators, smoke detector and door to en suite.

### En Suite

10'4 x 4'10 (3.15m x 1.47m)

Velux window, central heating radiator, vanity top wash basin with mixer tap, dual flush WC, direct feed shower enclosed, part PVC panelled elevations and tiled effect flooring.

## External

### Rear

Enclosed Indian stone paved garden.

### Front

Block paved driveway.



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