





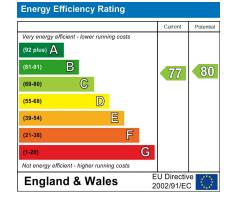




# Sizehouse Village, Rossendale, BB4 6TD Offers Over £80,000

\*A FULLY RENOVATED TWO BEDROOM FIRST FLOOR APARTMENT WITH GARAGE\*

This beautifully presented, modern two bedroom apartment is being proudly welcomed to the market in a highly desired area of Haslingden on a private and highly desired complex. Boasting modern fixtures and fittings, spacious rooms and garage, this property is the perfect home for a couple looking to downsize or a small family unit! With stunning communal gardens and off road parking, making the property a perfect, quaint home with everything! Situated conveniently close to bus routes, regarded schools, local amenities and with swift network links to Manchester, Blackburn and Rawtenstall. The property comprises briefly; a welcoming hallway provides access through to a spacious reception room and modern three-piece bathroom. The reception room then leads to a modern fitted kitchen and two bedrooms. Externally there are beautiful communal gardens, stunning views, off road parking and garage access. The garage has a running water supply. For further information or to arrange a viewing please contact our Rawtenstall office at your earliest convenience.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Modern Apartment
- Pleasant Location
- Off Road Parking

- Two Bedrooms
- Near Amenities
- Beautiful Communal Gardens
- Stylish Fitted Kitchen
- Elegantly Finished
- Viewing Essential

# **Ground Floor**

# **Entrance Porch**

Wood frame door to the hallway.

# Hallway

8'6 x 3' (2.59m x 0.91m)

Central heating radiator, spotlights, doors to the reception room and

# **Reception Room One**

16' x 8'5 (4.88m x 2.57m)

UPVC double glazed window, central heating radiator, television point and doors to two bedrooms and the Kitchen.

#### Kitchen

11'7 x 8'1 (3.53m x 2.46m)

UPVC double glazed window, central heating radiator, range of white wall and base units, granite effect surfaces, tiled splashbacks, one and a half bowl, stainless steel sink, drainer and mixer tap, space for fridge freezer, plumbing for washing machine, combination boiler and

# **Bedroom One**

 $10'\ x\ 9'5\ (3.05m\ x\ 2.87m)$  UPVC double glazed window, central heating radiator, and wood

#### **Bedroom Two**

8'10 x 6'6 (2.69m x 1.98m)

UPVC double glazed window and central heating radiator...

#### **Bathroom**

8'1 x 6' (2.46m x 1.83m)

UPVC double glazed frosted window, central heating radiator, three piece suite comprising of panel bath with direct feed shower, pedestal wash basin, with mixer tap, twin flush WC, part tiled elevations, and

# **External**

# **Grounds**

Communal gardens and parking and access to the garage.

# Agents Notes Council Tax band A.

# Garage

Locked facility.















