



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		

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## Cotton Way, Rossendale, BB4 4QS

£350,000

A STUNNING TOWNHOUSE IN HELMSHORE

Nestled in the charming area of Cotton Way, Rossendale, this stunning townhouse presents an exceptional opportunity for families seeking a welcoming home. The property boasts a spacious kitchen diner, perfect for both everyday meals and entertaining guests. The generous layout allows for a comfortable living experience, ensuring that family gatherings can be enjoyed in style.

One of the standout features of this home is the expansive garden, providing ample outdoor space for children to play and for adults to relax. This delightful garden is ideal for summer barbecues, gardening enthusiasts, or simply enjoying the fresh air in a tranquil setting.

Situated in a desirable area, this townhouse offers not only a beautiful living space but also the convenience of local amenities and excellent transport links. The neighbourhood is known for its friendly community and is perfect for families looking to settle down in a safe and nurturing environment.

In summary, this remarkable townhouse on Cotton Way is a perfect blend of comfort, space, and location, making it an ideal choice for families. Do not miss the chance to make this lovely property your new home.

# Cotton Way, Rossendale, BB4 4QS

£350,000



- Three Storey End Terraced Townhouse
- Highly Desirable Area
- Perfect Family Home
- EPC Rating TBC
- Four Bedrooms
- Main Bathroom and Ensuite
- Tenure Leasehold
- Driveway and Enclosed Rear Garden
- Converted Garage
- Council Tax Band D

## Ground Floor

### Entrance Hallway

16'1 x 6'3 (4.90m x 1.91m)

Composite front entrance door, central heating radiator, smoke alarm, wood effect flooring, stairs to the first floor and doors to kitchen, utility room and WC.

### WC

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin, extractor fan and wood effect flooring.

### Kitchen

14'11 x 12'7 (4.55m x 3.84m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with wood effect surfaces, stainless steel sink with drainer and mixer tap, electric double oven with four ring gas hob, extractor hood, integrated washing machine and dishwasher, extractor fan, wood effect flooring and UPVC door to the rear.

### Utility Room

7'11 x 6'10 (2.41m x 2.08m)

Range of high gloss wall and base units with laminate surfaces, dryer, space for fridge freezer, wood effect flooring and door to the office.

### Office

9'9 x 7'11 (2.97m x 2.41m)

UPVC double glazed window and central heating radiator.

## First Floor

### Landing

16'8 x 6'6 (5.08m x 1.98m)

Two UPVC double glazed windows, smoke alarm, stairs to the second floor and doors to reception room, bedroom three, bathroom and storage.

### Reception Room

13'7 x 13'3 (4.14m x 4.04m)

Two UPVC double glazed windows, central heating radiator, media wall with electric fire and UPVC double glazed French doors to the balcony.

### Bedroom Three

10'2 x 8'2 (3.10m x 2.49m)

UPVC double glazed window and central heating radiator.

## Bathroom

8'1 x 5'6 (2.46m x 1.68m)

Central heating radiator, dual flush WC, pedestal wash basin, panelled bath with overhead electric feed shower, part tiled elevations, extractor fan and tile effect flooring.

## Second Floor

### Landing

UPVC double glazed window, central heating radiator, smoke alarm, loft access and doors to three bedrooms.

### Bedroom One

UPVC double glazed window, central heating radiator and door to the en suite.

### En Suite

6'5 x 5'11 (1.96m x 1.80m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin, direct feed shower unit, part tiled elevations, fitted shelving, extractor fan and tile effect flooring.

### Bedroom Two

13'4 x 8'4 (4.06m x 2.54m)

UPVC double glazed window and central heating radiator.

### Bedroom Four

10' x 6'4 (3.05m x 1.93m)

UPVC double glazed window, central heating radiator and fitted storage.

## External

### Rear

Paved patio and raised laid to lawn garden.

### Front

Tarmac drive for off road parking and paved path to front entrance door.



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