

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	78

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## Newchurch Road, Rossendale, BB4 9HG

£289,950

FOUR BEDROOM DETACHED PROPERTY BURSTING WITH POTENTIAL

Located in the desirable area of Newchurch Road, Rossendale, this charming Four-bedroom detached house presents an excellent opportunity for families and individuals alike. The property boasts a spacious lounge/dining room. The well-appointed kitchen offers functionality and convenience, while the rear porch provides a practical space for everyday living.

The house features four generously sized double bedrooms, ensuring ample space for rest and privacy. A convenient downstairs WC adds to the practicality of the home, while the first-floor shower room enhances comfort for all residents.

Outside, the property is complemented by both front and rear gardens, providing a lovely outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air. The garage and driveway at the rear offer secure parking and additional storage options, making this home as practical as it is inviting.

This property is bursting with potential, allowing new owners the opportunity to personalise and make it their own with insulation being done by the British Gas in 2012. With its ideal location and spacious layout, this house is a must-see for anyone looking to settle in a sought-after area of Rossendale. Don't miss the chance to explore the possibilities that await in this delightful home.

# Newchurch Road, Rossendale, BB4 9HG

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 4  1  3  D

- Tenure Leasehold
- Ample Off Road Parking And Access To A Garage
- Gas Central Heating
- Abundance Of Indoor And Outdoor Storage Space

- Council Tax Band D
- Useful Garden Space To The Front And Rear Of Property With Wide Ranging Views Across The Valley
- Ideal Family Home With Viewing Essential

- EPC Rating D
- Four Generously Sized Bedrooms
- Easy Access To Major Network Links

## Ground Floor

### Entrance

UPVC frosted door to hall.

### Hall

10'8 x 9' (3.25m x 2.74m)

Coving, smoke alarm, central heating radiator, doors to WC, dining room, reception room and stairs to first floor.

### Reception Room One

20'4 x 11'5 (6.20m x 3.48m)

Two large UPVC double glazed windows, two central heating radiators, coving, beams, gas fire, double doors to dining room.

### Dining Room

10'3 x 9'7 (3.12m x 2.92m)

Central heating radiator, coving, door to kitchen and UPVC sliding door to side elevation.

### Kitchen

9'11 x 9'1 (3.02m x 2.77m)

UPVC double glazed window, central heating radiator, wood panel wall and base units, laminate work top, stainless steel one and a half sink and drainer with mixer tap, plumbed for washing machine, space for freestanding oven, extractor hood, coving, tiled splash back and UPVC frosted door to rear porch.

### Rear Porch

7'11 x 3'8 (2.41m x 1.12m)

UPVC double glazed windows, polycarbonate roof and UPVC double glazed door to rear.

### Bedroom Four

10' x 9'4 (3.05m x 2.84m)

UPVC double glazed window, central heating radiator, gas heater and coving.

### WC

6'5 x 2'10 (1.96m x 0.86m)

UPVC frosted window, coving, low flush WC, wall mounted wash basin with tiled splash back and lino flooring.

## First Floor

## Landing

10'8 x 8'11 (3.25m x 2.72m)

Central heating radiator, Boarded loft with access via ladder, smoke alarm, doors to three bedrooms, shower room and storage.

### Bedroom One

17'7 x 11'6 (5.36m x 3.51m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

9'3 x 8'11 (2.82m x 2.72m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

9'4 x 8'8 (2.84m x 2.64m)

UPVC double glazed window and central heating radiator.

### Shower Room

8'6 x 6'10 (2.59m x 2.08m)

UPVC frosted window, central heating radiator, coving, enclosed direct feed shower, pedestal wash basin, low flush WC, part tiled elevation and extractor fan.

## External

### Rear

Enclosed paved garden, stone chippings, drive, access to garage.

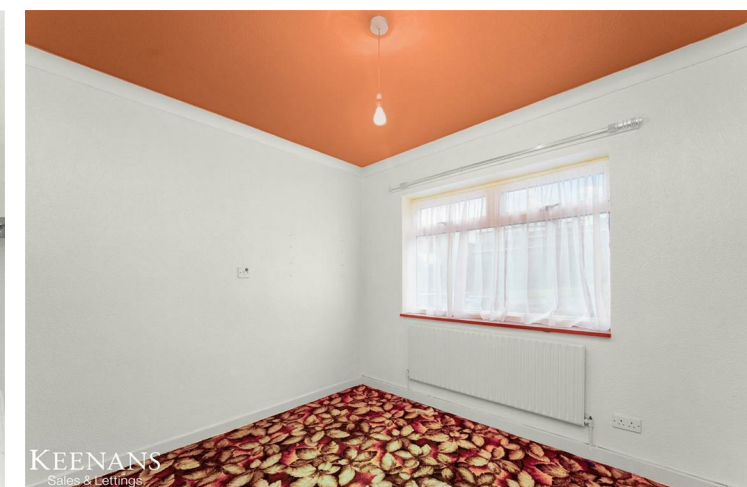
### Garage

18'4" x 9'1" (5.59m x 2.79m)

UPVC double glazed window and UPVC double glazed door to rear. Housing a gas central heating boiler fitted in 2022 by british gas with 5 year warranty. Electric garage door, power and light

### Front

Stone paving, steps, stone chippings and mature shrubs.



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