

## Grasmere Road, Rossendale, BB4 4EB


### Offers Over £225,000

ENVIABLE TWO BEDROOM SEMI DETACHED TRUE BUNGALOW

Located in the tranquil cul-de-sac of Grasmere Road in Haslingden, Rossendale, this charming two-bedroom semi-bungalow offers a delightful blend of comfort and convenience. The property boasts a spacious lounge, perfect for relaxation and entertaining, while the separate kitchen provides a functional space for culinary pursuits.

The well-appointed shower room adds to the practicality of the home, ensuring that all your needs are met. Outside, the laid-to-lawn garden presents an inviting area for outdoor enjoyment, whether it be for gardening enthusiasts or those simply wishing to bask in the sun. Additionally, the driveway offers off-road parking, a valuable feature in this peaceful neighbourhood.

This semi-bungalow is ideal for those seeking a serene lifestyle while still being within easy reach of local amenities. With its appealing layout and inviting outdoor space, this property is a wonderful opportunity for anyone looking to settle in the picturesque area of Rossendale.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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- Two Well Proportioned Bedrooms
- Modern Shower Room
- Driveway For Off Road Parking
- Viewing Recommended
- Quiet Cul-De-Sac Location
- Tenure Freehold
- Council Tax band B
- Spacious Reception Room
- Laid To Lawn Garden
- EPC Rating TBC

## Ground Floor

### Entrance

Composite frosted door to vestibule.

### Vestibule

2'11 x 2'10 (0.89m x 0.86m)

Meter cupboard, wood effect laminate flooring and door to hall.

### Hall

11'4 x 5'10 (3.45m x 1.78m)

Central heating radiator, smoke alarm, loft access, doors to two bedrooms, reception room, kitchen and shower room.

### Reception Room

19'1 x 10'1 (5.82m x 3.07m)

UPVC double glazed window, central heating radiator, coving, gas fire with tiled surround and feature wall lights.

### Kitchen

10'10 x 10' (3.30m x 3.05m)

UPVC double glazed window, central heating radiator, storage, panel wall and base units, marble effect surface, stainless steel sink and drainer, space for fridge freezer, oven, tiled splash back, tiled effect lino flooring and door to rear porch.

### Rear Porch

8'3 x 3'1 (2.51m x 0.94m)

Tiled effect lino flooring and UPVC frosted door to rear.

### Bedroom One

13'2 x 10'1 (4.01m x 3.07m)

UPVC double glazed window, two central heating radiators and coving.

### Bedroom Two

8'9 x 8'5 (2.67m x 2.57m)

UPVC double glazed window, central heating radiator and coving.

### Shower Room

6'4 x 5' (1.93m x 1.52m)

UPVC frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, enclosed direct feed shower, extractor fan, part PVC elevation and lino flooring.

### External

## Rear

Enclosed laid to lawn garden, paving, shrubbery and bedding areas.

## Front

Paved drive, laid to lawn garden and shrubbery.



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