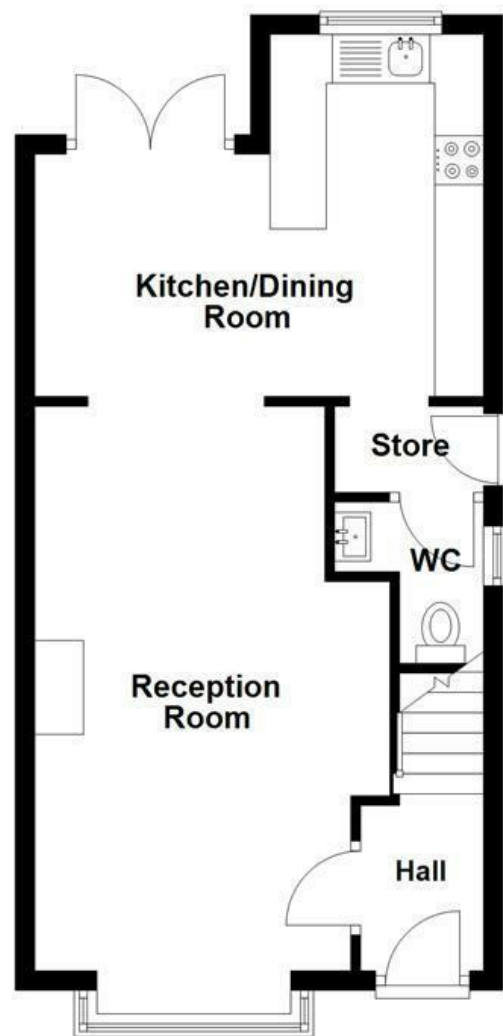
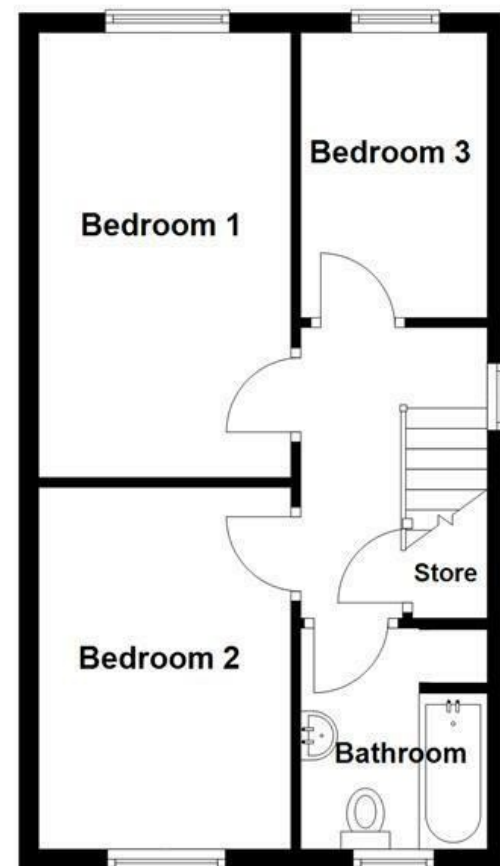


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

Balmoral Road, Rossendale, BB4 4EA

£315,000

AN EXCEPTIONAL DETACHED FAMILY HOME

Nestled on Balmoral Road in the charming town of Haslingden, Rossendale, this exquisite detached family home is a true gem. Having been meticulously presented and updated to the highest standard, the property boasts immaculate presentation, modern fixtures, and stylish decoration throughout.

The home features three generously sized bedrooms, providing ample space for family living. The modern family bathroom is designed with comfort and convenience in mind. A fantastic ground floor extension has created an enviable open-plan kitchen diner, perfect for both everyday family meals and entertaining guests. The neutral decoration throughout the home allows for a seamless blend of personal style and comfort.

Outside, the property offers delightful garden space both at the front and rear, ideal for enjoying the fresh air or hosting summer gatherings. A detached garage provides additional storage or parking options, while ample off-road parking ensures convenience for family and visitors alike. One of the standout features of this home is the breath-taking countryside views that can be enjoyed from various vantage points.

Situated within the most desirable location on a popular estate, this property is the perfect family home, ready for you to move straight into. With its combination of modern living and picturesque surroundings, it truly offers a wonderful lifestyle opportunity. Don't miss the chance to make this stunning house your new home.

For further information or to arrange a viewing please contact our Rossendale branch at your earliest convenience.

Balmoral Road, Rossendale, BB4 4EA
£315,000

 3  1  1  D

- Exceptional Detached Property
 - Contemporary Fitted Dining Kitchen
 - Off Road Parking and Garage
 - EPC Rating D
- Three Bedrooms
 - Presented to Highest Standard Throughout
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Gardens to Front and Rear
 - Council Tax Band C

Ground Floor

Entrance Hall

5'7 x 4'2 (1.70m x 1.27m)
Composite double glazed frosted front door, UPVC double glazed frosted window, central heating radiator, solid wood flooring, single glazed door to reception room and stairs to first floor.

Reception Room

20'5 x 11'11 (6.22m x 3.63m)
UPVC double glazed box window, two upright central heating radiators, cornice coving, cast iron multifuel burner with slate effect hearth, television point, herringbone effect vinyl flooring and open to kitchen/dining room.

Kitchen/Dining Room

14'11 x 12'2 (4.55m x 3.71m)
UPVC double glazed window, central heating radiator, electric heater, range of panelled wall and base units with wood effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated double oven with four ring gas hob and extractor hood, integrated fridge freezer, plumbing for washing machine, spotlights, wood effect tiled flooring, open to inner hall and UPVC double glazed French doors to rear.

Inner Hall

5'0 x 2'11 (1.52m x 0.89m)
Spotlights, wood effect tiled flooring, door to WC and composite double glazed frosted door to side elevation.

WC

5'5 x 5'0 (1.65m x 1.52m)
UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap and wood effect tiled flooring.

First Floor

Landing

9'4 x 6'2 (2.84m x 1.88m)
UPVC double glazed frosted window, coving, spotlights, over stairs storage, doors leading to three bedrooms and family bathroom.

Bedroom One

14'9 x 8'6 (4.50m x 2.59m)
UPVC double glazed window and central heating radiator.

Bedroom Two

12'2 x 8'6 (3.71m x 2.59m)
UPVC double glazed window and central heating radiator.

Bedroom Three

9'6 x 6'2 (2.90m x 1.88m)
UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bathroom

7'3 x 6'2 (2.21m x 1.88m)
UPVC double glazed frosted window, central heated towel rail, dual

flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, direct feed rainfall shower and rinse head, tiled elevations, PVC to ceiling, extractor fan, inset shelving and tiled effect lino flooring.

External

Rear

Enclosed garden with laid to lawn, paving, bedding, storage shed and access to garage.

Front

Laid to lawn garden with mature shrubbery, tarmac driveway and access to garage.

