



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Lower House Green, Rossendale, BB4 9UH

£375,000

SPACIOUS FOUR BEDROOM HOME IN ROSSENDALE

Nestled in the charming area of Lower House Green, Lumb, Rossendale, this delightful house offers a perfect blend of comfort and practicality. Upon entering, you are welcomed by a spacious reception room that flows effortlessly into a well-equipped kitchen and dining area, making it an ideal space for both entertaining and family gatherings.

For those who require a dedicated workspace, the property boasts a convenient downstairs office room, complemented by a downstairs WC for added ease. Ascending to the first floor, you will discover four generously sized bedrooms, two of which feature fitted wardrobes, providing ample storage. One of the bedrooms includes an ensuite, ensuring privacy and convenience for its occupants.

The first floor also houses a utility cupboard, which is a practical addition, along with a bathroom that features a separate shower, catering to the needs of a busy household.

This property further benefits from a double garage, offering secure parking and additional storage options, as well as two cellar rooms that can be utilised for various purposes. Outside, you will find off-road parking and a rear enclosed yard, perfect for enjoying the outdoors in a private setting.

# Lower House Green, Rossendale, BB4 9UH

£375,000



- Detached Property
- Spacious Reception Room
- Off Road Parking And Double Integrated Garage
- EPC Rating: C
- Four Bedrooms
- Contemporary Fitted Kitchen
- Tenure: Leasehold
- Two Bathrooms
- Enclosed Rear Garden
- Council Tax Band: F

## Ground Floor

### Hall

17'5 x 6'1 (5.31m x 1.85m)

Composite double glazed frosted entrance door, central heating radiator, coving, stairs to first floor and doors to reception room, office, kitchen and inner hall.

### Reception Room

27'8 x 17'8 (8.43m x 5.38m)

Three central heating radiators, coving, spotlights, log burning stove, wood mantel, open access to kitchen, single glazed composite door to conservatory, UPVC double glazed sliding door to front and UPVC double glazed sliding door to rear,

### Conservatory

16'5 x 11'10 (5.00m x 3.61m)

UPVC double glazed windows, spotlights, wood effect flooring, UPV double glazed to front and UPVC double glazed French doors to rear.

### Kitchen

15'8 x 8'10 (4.78m x 2.69m)

UPVC double glazed window, coving, spotlights, wall and base units, laminate worktops, tiled splash backs, one and half bowl ceramic sink with draining board and mixer tap, integrated oven, four burner gas hob, plumbing for dishwasher, space for fridge freezer, door to stairs for lower ground floor and UPVC double glazed door to rear.

### Inner Hall

4'10 x 3'3 (1.47m x 0.99m)

Coving and door to WC.

### WC

5' x 4'9 (1.52m x 1.45m)

UPVC double glazed frosted window, central heating radiator, coving, low flush WC, pedestal wash basin with traditional taps and part tiled elevation.

## Lower Ground Floor

### Inner Hall

5'10 x 2'10 (1.78m x 0.86m)

Doors to garage and cellar room one.

## Cellar Room Two

17'6 x 14'6 (5.33m x 4.42m)

Central heating radiator, spotlights, boiler and door to garage.

## Cellar Room One

11'2 x 8'5 (3.40m x 2.57m)

UPVC double glazed window, central heating radiator, spotlights and door to cellar room two.

## Garage

26'6 x 17'3 (8.08m x 5.26m)

Electric up and over door.

## First Floor

### Landing

11'8 x 7'9 (3.56m x 2.36m)

Coving, smoke alarm and doors to four bedrooms, bathroom and utility room.

### Bedroom One

15'11 x 11'5 (4.85m x 3.48m)

Two UPVC double glazed windows, two central heating radiators, coving, spotlights, fitted wardrobes, over stairs storage and door to en suite.

### En Suite

8' x 6'2 (2.44m x 1.88m)

UPVC double glazed window, central heated towel rail, spotlights, dual flush WC, two wall mounted vanity topped wash basin with waterfall mixer tap, walk-in direct feed rainfall shower with rinse head, tiled elevation and wood effect flooring.

### Bedroom Two

16'4 x 9' (4.98m x 2.74m)

UPVC double glazed window, central heating radiator, coving and spotlights.

### Bedroom Three

16'4 x 9' (4.98m x 2.74m)

UPVC double glazed window, central heating radiator, coving and part wood panel elevation.

### Bedroom Four

11'9 x 10'2 (3.58m x 3.10m)

UPVC double glazed window, central heating radiator, coving and over stairs storage.

## Bathroom

8'3 x 7'6 (2.51m x 2.29m)

UPVC double glazed frosted window, central heated towel rail, coving, dual flush WC, pedestal wash basin with traditional taps, corner bath with traditional taps, electric feed shower, extractor fan, part tiled elevation and vinyl flooring.

## Utility Room

6'5 x 4'4 (1.96m x 1.32m)

Coving and plumbing for washing machine.

## External

### Front

Block paved driveway and elevated paved courtyard.

### Rear

Enclosed garden and paving.



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