



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D			
(39-54) E			
(21-38) F		26	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Haslingden Road, Rossendale, BB4 6SH

### Offers Over £230,000

SPACIOUS FOUR BEDROOM TERRACE PROPERTY WITH PLOT OF LAND PROVIDING OFF ROAD PARKING FOR NUMEROUS VEHICLES

This charming end-terrace house offers a delightful blend of comfort and convenience. With four spacious bedrooms, this property is perfect for families or those seeking extra space for guests or a home office. The two large reception rooms provide ample room for relaxation and entertaining, making it easy to host gatherings with friends and family.

One of the standout features of this home is the stunning views that can be enjoyed from various vantage points, allowing you to appreciate the beauty of the surrounding landscape. The property also benefits from off-road parking, ensuring that you have a secure and convenient place for 4-5 vehicles.

In addition to its appealing interior, this house is ideally located close to local amenities, making daily errands and leisure activities easily accessible. Whether you are looking for shops, schools, or recreational facilities, everything you need is just a short distance away.

This end-terrace house on Haslingden Road is a wonderful opportunity for those seeking a comfortable and well-located home in Rossendale. With its spacious layout, beautiful views, and proximity to amenities, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.

# Haslingden Road, Rossendale, BB4 6SH

## Offers Over £230,000



- End Terraced Property
- Fitted Kitchen
- Off Road Parking
- EPC Rating: F
- Four Bedrooms
- Four Piece Bathroom
- Leasehold
- Two Reception Rooms
- Enclosed Rear Yard
- Council Tax Band: C

### Ground Floor

#### Vestibule

3'3 x 3'1 (0.99m x 0.94m)

Hardwood double glazed entrance door, tiled floor and hardwood frosted door to reception room.

#### Reception Room One

14'6 x 13'7 (4.42m x 4.14m)

UPVC double glazed window, single glazed leaded window, central heating radiator, two feature wall lights, radiant gas fire, brick surround, wood mantle and open access to inner hall.

#### Inner Hall

5'5 x 2'6 (1.65m x 0.76m)

Under stairs storage, tiled floor and double doors to reception room two.

#### Reception Room Two

14'8 x 14'7 (4.47m x 4.45m)

Two UPVC double glazed windows, two central heating radiators, coving, two feature wall lights, radiant gas fire, wood surround and mantle, door to stairs for first floor and door to kitchen.

#### Kitchen

8'11 x 5'11 (2.72m x 1.80m)

UPVC double glazed frosted window, UPVC double glazed frosted Velux window, wall and base units, laminate worktops, integrated oven, four burner gas hob, plumbing for washing machine, space for fridge freezer, composite sink with draining board and mixer tap, Vaillant boiler, part tiled elevation, tiled floor and hardwood door to rear.

### First Floor

#### Landing

10'7 x 5'1 (3.23m x 1.55m)

UPVC double glazed window, central heating radiator, stairs to second floor and doors to two bedrooms and bathroom.

#### Bedroom One

14'7 x 13'7 (4.45m x 4.14m)

UPVC double glazed window, central heating radiator, coving, original feature fireplace, door to under stairs storage (with door to bathroom).

#### Bedroom Two

9'7 x 9'3 (2.92m x 2.82m)

UPVC double glazed window, central heating radiator, coving, original feature fireplace and storage.

#### Bathroom

12'4 x 4'9 (3.76m x 1.45m)

Hardwood frosted window, central heating radiator, coving, low flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps, electric shower in single enclosure and part wood panel elevation.

### Second Floor

### Landing

Doors to two bedrooms.

#### Bedroom Three

14'6 x 10'10 (4.42m x 3.30m)

Two hardwood single glazed windows and eaves storage.

#### Bedroom Four

13'5 x 9'11 (4.09m x 3.02m)

Velux window.

### External

#### Front

Paving and mature shrubs.

#### Rear

Paved yard, storage shed and off road parking for numerous vehicles.



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