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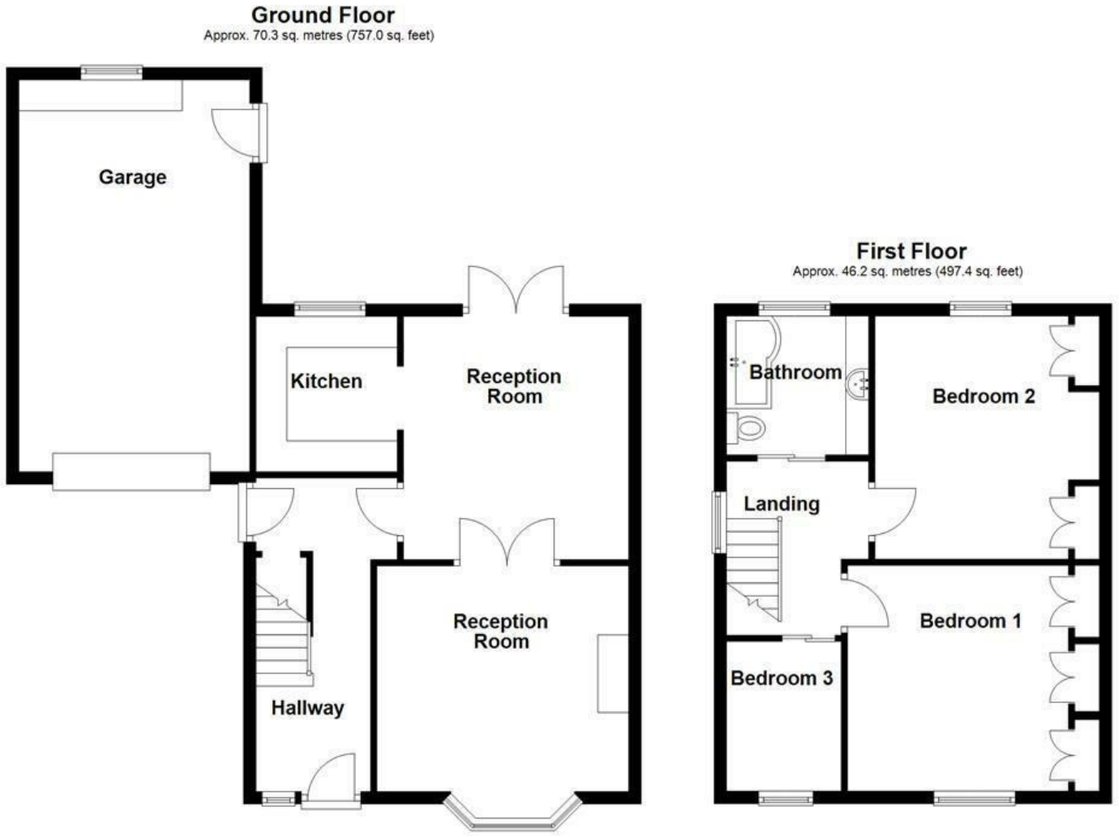

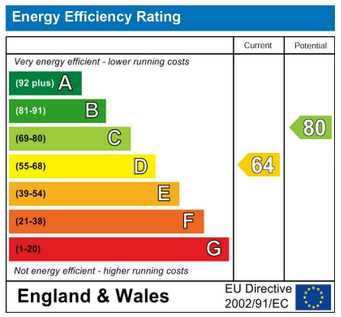


# Burnley Road, Rossendale, BB4 8LA

## £360,000

EXQUISITE THREE BEDROOM SEMI DETACHED FAMILY HOME

Located on Burnley Road in the picturesque area of Rossendale, this charming three-bedroom semi-detached house is a true gem for families seeking a welcoming home. The property boasts a prime location, making it highly sought after, with easy access to local schools and the vibrant town centre.

As you approach the house, you will be greeted by a large driveway that provides ample off-road parking, complemented by a double garage for added convenience. The beautifully maintained gardens offer a delightful outdoor space, perfect for relaxation and family gatherings.

Inside, the property features two spacious living areas, providing plenty of room for both entertaining guests and enjoying quiet family time. The fitted kitchen is well-equipped, making meal preparation a pleasure. Each of the three bedrooms is generously sized, ensuring comfort for all family members. The family bathroom is well-appointed, catering to the needs of a busy household.

This well-looked-after home exudes charm and warmth, making it an ideal choice for those looking to settle in a friendly community. With its combination of space, convenience, and lovely outdoor areas, this property is not to be missed. Whether you are a first-time buyer or looking to upgrade, this house offers everything you need for a happy family life.

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

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# Burnley Road, Rossendale, BB4 8LA

## £360,000

3 1 2 D

- Semi Detached Property
- Two Spacious Reception Rooms
- Off Road Parking & Garage
- EPC Rating D
- Three Bedrooms
- Three Piece Bathroom
- Freehold
- Fitted Kitchen
- Front & Rear Gardens
- Council Tax Band D

## Ground Floor

### Entrance Hallway

16'11 x 6'4 (5.16m x 1.93m)

UPVC double glazed front entrance door, UPVC double glazed frosted window, central heating radiator, coving, spotlights, hardwood flooring, stairs to the first floor, door to reception room two and UPVC double glazed door to the side elevation.

### Reception Room Two

12'10 x 11'11 (3.91m x 3.63m)

Central heating radiator, coving, ceiling rose, wall light, hardwood flooring, door to the kitchen, double doors to reception room one and French doors to the rear.

### Reception Room One

13'4 x 11'11 (4.06m x 3.63m)

UPVC double glazed bay window, central heating radiator, ceiling rose, coving and hardwood flooring.

### Kitchen

8'3 x 7'7 (2.51m x 2.31m)

UPVC double glazed window, range of panelled wall and base units with granite effect surfaces, composite sink with drainer and mixer tap, electric oven, four ring induction hob, extractor hood, wood cladded ceiling with spotlights and hardwood flooring.

## First Floor

### Landing

10'1 x 7'6 (3.07m x 2.29m)

UPVC double glazed frosted window, spotlights, loft access and doors to three bedrooms and bathroom.

### Bedroom One

13'1 x 11'10 (3.99m x 3.61m)

UPVC double glazed window, central heating radiator, fitted wardrobes and coving.

### Bedroom Two

12'9 x 11'11 (3.89m x 3.63m)

UPVC double glazed window, central heating radiator, fitted wardrobes and coving.

### Bedroom Three

7'11 x 6'5 (2.41m x 1.96m)

UPVC double glazed window, central heating radiator and picture rail.

### Bathroom

7'4 x 7'3 (2.24m x 2.21m)

UPVC double glazed frosted window, dual flush WC, vanity top wash basin, panelled bath with electric feed shower overhead, tiled elevations, PVC panelled ceiling with spotlights and tiled flooring.

## External

### Front

Laid to lawn garden with stone paving, planted beds and a driveway providing off road parking leading to the garage.

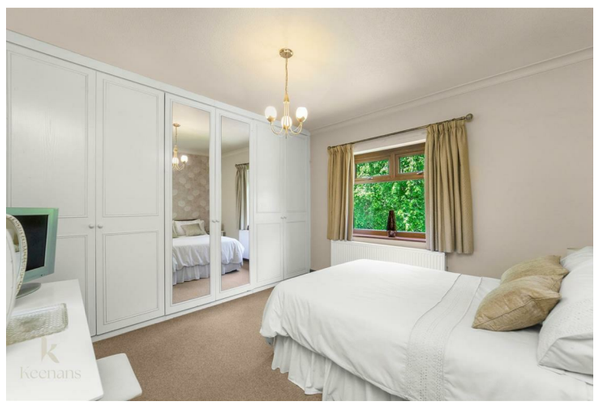
### Garage

20'9 x 12'3 (6.32m x 3.73m)

UPVC double glazed frosted window, stainless steel sink with drainer, plumbing for washing machine, space for fridge freezer, Baxi boiler.

### Rear

Enclosed laid to lawn garden with stone paving and planted beds.



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