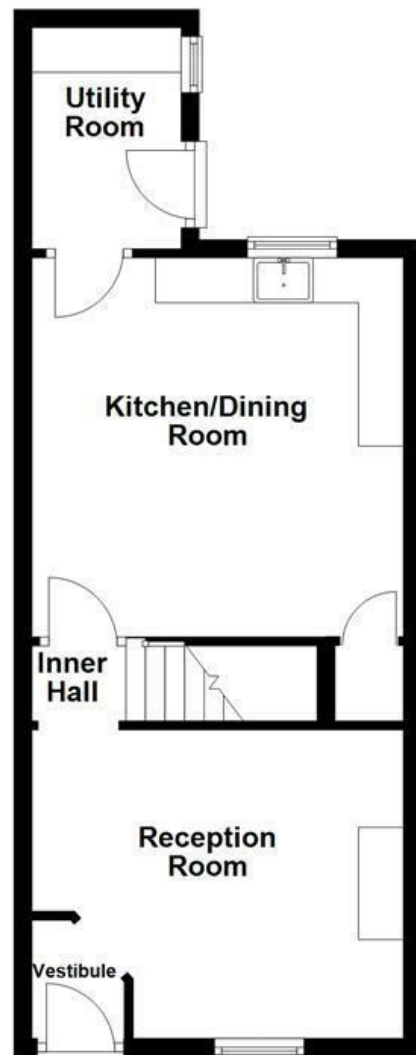
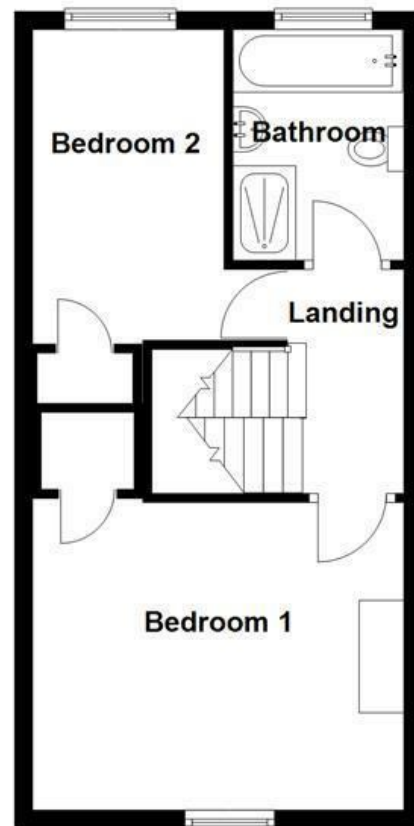


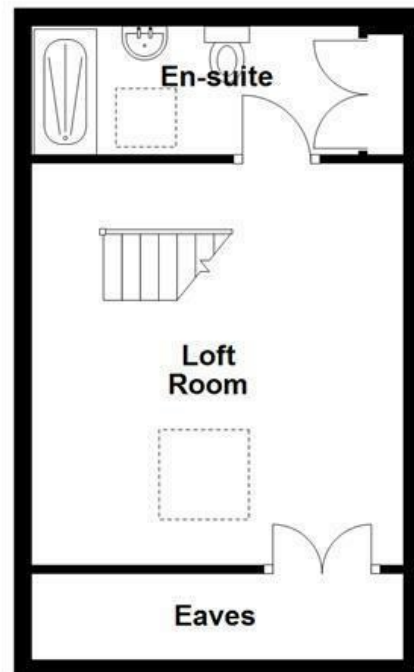
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(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.

## Hobson Street, Rossendale, BB4 8HN

### £190,000

#### AN ENVIABLE MID TERRACED PROPERTY

Having undergone a full transformation and being presented and updated to the highest standard throughout, this exceptional two bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Rawtenstall. With modern fixtures and fittings, open plan kitchen diner and enviable converted loft room with en suite, this property is truly the perfect home for any couple or small family not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bury, Burnley, Manchester and major motorway links. With stylish interiors, two generously sized bedrooms and spacious rooms throughout, this property is the perfect home ready to move straight into!

The property comprises briefly; a welcoming and spacious reception room guides you on to an inner hallway which leads on to a contemporary fitted kitchen diner and houses a staircase to the first floor. The kitchen diner boasts modern wall and base units and leads through to a utility room. The first floor comprises of doors on to two generously sized bedrooms, a modern family bathroom and staircase to the loft room. The loft room is currently being used as an impressive third bedroom and benefits from an en suite shower room. Externally there is an enclosed paved yard to the rear with integrated seating and a courtyard to the front with paving.

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



# Hobson Street, Rossendale, BB4 8HN

## £190,000

 **2**  **2**  **2**  **D**

- Mid Terraced Property
  - Contemporary Fitted Kitchen And Separate Utility Room
  - On Street Parking
  - EPC Rating: D
- Two Bedrooms
  - Tastefully Decorated Throughout
  - Tenure: Freehold
- Attic Room With En Suite
  - Enclosed Rear Yard
  - Council Tax Band: A

### Ground Floor

#### Vestibule

4'4 x 3'5 (1.32m x 1.04m)

Composite double glazed frosted entrance door, hardwood single glazed window and open access to reception room.

#### Reception Room

13'7 x 11'3 (4.14m x 3.43m)

UPVC double glazed window, central heating radiator, cast iron multi fuel burner, slate hearth and exposed brick surround, integrated alcove storage and shelving, TV point and open access to inner hall.

#### Inner Hall

3'8 x 2'6 (1.12m x 0.76m)

Smoke alarm, stairs to first floor and door to kitchen/dining room.

#### Kitchen/Dining Room

13'10 x 13'7 (4.22m x 4.14m)

UPVC double glazed window, central heating radiator, spotlights, panel wall and base units, hardwood worktops, ceramic Belfast sink with mixer tap, two door SMEG range cooker with five burner gas hob, extractor hood, integrated dishwasher, space for fridge freezer, under stairs storage, tile effect lino flooring and hardwood door to utility room.

#### Utility Room

8'1 x 5'5 (2.46m x 1.65m)

UPVC double glazed window, central heating radiator, plumbing for washing machine, space for dryer, panel wall unit with integrated boiler, hardwood worktops, tile effect lino flooring and composite stable door to rear.

### First Floor

#### Landing

8'2 x 4'2 (2.49m x 1.27m)

Central heating radiator, integrated shelving, stairs to second floor and doors to two bedrooms and bathroom.

#### Bedroom One

13'7 x 11'3 (4.14m x 3.43m)

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

#### Bedroom Two

11'7 x 9' (3.53m x 2.74m)

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

#### Bathroom

8'5 x 6'3 (2.57m x 1.91m)

UPVC double glazed frosted window, upright central heating radiator, spotlights, dual flush WC, wall mounted wash basin with mixer tap, wood panel bath with mixer tap, direct feed rainfall shower with rinse head in double enclosure, tiled elevation and tile effect lino flooring.

### Second Floor

### Loft Room

14'8 x 13'5 (4.47m x 4.09m)

Velux window, central heating radiator, spotlights, eaves storage and door to en suite.

#### En Suite

10'9 x 4'8 (3.28m x 1.42m)

Velux window, spotlights, dual flush WC, wall mounted wash basin with mixer tap, direct feed rainfall shower with rinse head in double enclosure, integrated linen cupboard, tiled elevation and tiled floor.

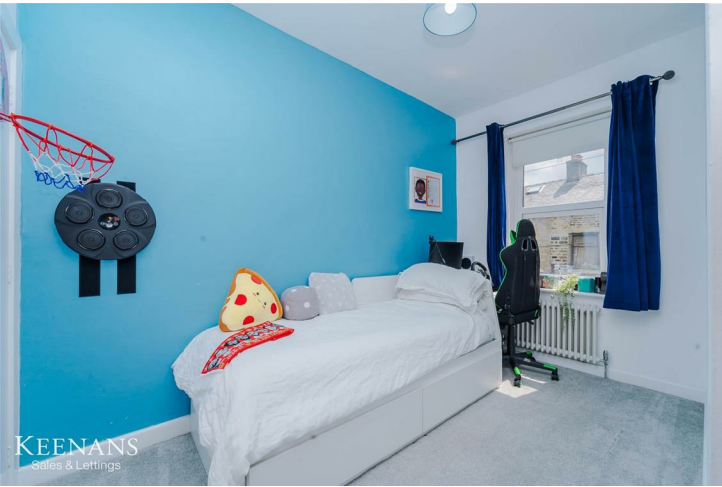
#### External

#### Front

Courtyard with bedding areas.

#### Rear

Paved yard, seating area (including cushions) and gated access to rear.



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