



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Holme Bank, Rossendale, BB4 6HJ

### £250,000

DECEPTIVELY SPACIOUS TERRACE IN ROSSENDALE

Nestled in the charming area of Holme Bank, Rossendale, this spacious house offers a delightful blend of comfort and practicality. Upon entering, you are greeted by two generous reception rooms, perfect for both relaxation and entertaining guests. The well-equipped kitchen, conveniently located next to the downstairs WC, ensures that daily living is both efficient and enjoyable.

The property boasts three well-proportioned bedrooms, providing ample space for rest and personalisation. Additionally, the well-appointed bathroom adds to the home's appeal, offering a serene space for unwinding after a long day.

One of the standout features of this residence is the loft bedroom, which presents an excellent opportunity to be utilised as a third bedroom, home office, or creative space, catering to your individual needs.

This home in Holme Bank is not just a property; it is a canvas for your lifestyle, offering both space and versatility in a lovely setting. Whether you are a growing family or seeking a comfortable retreat, this house is sure to meet your expectations.

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# Holme Bank, Rossendale, BB4 6HJ

£250,000



- Tenure Leasehold
- Off Road Parking
- Abundance Of Indoor Space
- Enclosed Paved Yard
- Council Tax band A
- Three Generously Sized Double Bedrooms including Loft Room
- Viewing Essential
- EPC Rating E
- Fitted Kitchen And Four Piece Bathroom Suite
- Easy Access To Major Commuter Routes

## Ground Floor

### Entrance

UPVC double glazed door to vestibule.

### Vestibule

4'6" x 2'9" (1.37m x 0.84m)

UPVC single glazed window, wood panel elevation, tiled effect lino flooring and door to reception room one.

### Reception Room One

15' x 10'6" (4.57m x 3.20m)

UPVC double glazed window, central heating radiator, picture rail, electric fire, wood effect laminate flooring, door to reception room two and stairs to first floor.

### Reception Room Two

15'2" x 13'3" (4.62m x 4.04m)

UPVC double glazed window, central heating radiator, coving, picture rail, electric fire with marble surround, doors to cellar and kitchen.

### Kitchen

17'1" x 6'5" (5.21m x 1.96m)

UPVC double glazed window, central heating radiator, vertical central heating radiator, wall and base units, laminate work tops, tiled splash backs, sink and drainer with mixer tap, integrated oven and grill, five ring electric hob, extractor hood, integrated microwave, dishwasher and fridge freezer, spotlights, tiled laminate flooring, composite double glazed door to rear and door to WC.

### WC

6' x 3'2" (1.83m x 0.97m)

UPVC double glazed window, vertical central heating radiator, dual flush WC, vanity top wash basin with mixer tap, tiled elevation, extractor fan and tiled effect laminate flooring.

### Cellar

8'11" x 4'11" (2.72m x 1.50m)

## First Floor

### Landing

9'7" x 5'4" (2.92m x 1.63m)

Central heating radiator, dado rail, doors to two bedrooms, bathroom and door to further landing.

### Bedroom One

15'10" x 11'6" (4.83m x 3.51m)

UPVC double glazed window, central heating radiator, integrated wardrobes and spotlights.

### Bedroom Two

13'7" x 9'8" (4.14m x 2.95m)

UPVC double glazed window, central heating radiator and integrated storage.

## Bedroom Three

20'5" x 15'2" (6.22m x 4.62m)

Two Velux windows, central heating radiator, wood panelled floor and eaves storage.

## Bathroom

9'8" x 6'5" (2.95m x 1.96m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, double panel bath with mixer tap, direct feed rainfall shower with rinse head, tiled elevation, spotlights, extractor fan and tiled effect lino flooring.

## Further Landing

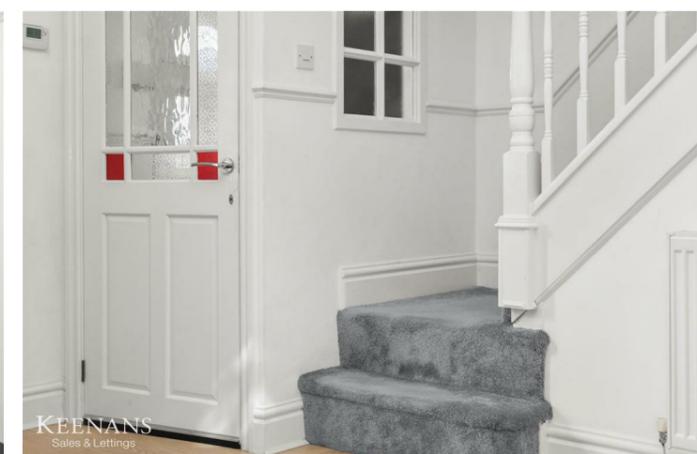
7'5" x 4'11" (2.26m x 1.50m)

Door to second floor.

## External

### Rear

Enclosed paved yard.



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