



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		73	
(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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Hilltop Drive, Rossendale, BB4 6NB

£266,950

A STUNNING THREE BEDROOM SEMI-DETACHED PROPERTY IN HASLINGDEN

Nestled in the charming area of Hilltop Drive, Haslingden, Rossendale, this stunning semi-detached house presents an exceptional opportunity for those looking to make a perfect step up the property ladder. The home boasts a well-finished interior that combines modern comforts with a warm, inviting atmosphere.

As you enter, you will be greeted by spacious living areas that are ideal for both relaxation and entertaining. The well-sized bedrooms provide ample space for family or guests, ensuring everyone has their own comfortable retreat.

One of the standout features of this property is the lovely garden, which backs onto serene woodland. This private outdoor space offers a tranquil escape, perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

With its appealing design and prime location, this property is not just a house; it is a place to create lasting memories. Whether you are a first-time buyer or looking to upgrade, this home is sure to impress. Do not miss the chance to view this delightful property and envision your future in this beautiful setting.

Hilltop Drive, Rossendale, BB4 6NB

£266,950



- Extended Semi Detached Property
- Modern Fixtures and Fittings
- Driveway for Two Cars
- EPC Rating C
- Three Bedrooms
- Spacious Garden to the Rear backing onto Woodlands
- Council Tax Band B
- Beautifully presented throughout
- Open Plan Kitchen/Diner/Conservatory
- Tenure Freehold

Ground Floor

Entrance Vestibule

5'1 x 3'9 (1.55m x 1.14m)

Four UPVC double glazed windows, two UPVC front doors, tiled Flooring

Reception Room

15'2 x 12'8 (4.62m x 3.86m)

UPVC double glazed window, central heating radiator, coving, door to kitchen/diner, wood effect lino flooring.

Kitchen/Diner

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

UPVC double glazed windows, central heating radiator, a range of matte panelled walls and base units, marble work surface, inset composite sink with spring tap and draining board, integrated electric oven and combi microwave, four ring induction hob with extractor unit, tiled splash back, space for fridge freezer, integrated dishwasher, spotlights, open access to conservatory and wood effect lino flooring.

Conservatory

14'5 x 7'8 (4.39m x 2.34m)

UPVC double glazed windows, two upright radiators, spotlights, UPVC French doors to exit and wood effect lino flooring.

Lean To

25'8 x 6'7 (7.82m x 2.01m)

UPVC double glazed windows, plumbing for washing machine, parquet effect lino flooring.

First Floor

Landing

9'8 x 5'6 (2.95m x 1.68m)

UPVC double glazed window, smoke alarm, loft access, doors to three bedrooms and bathroom.

Bedroom One

12'0 x 9'10 (3.66m x 3.00m)

UPVC double glazed window, central heating radiator, partial panelled elevations.

Bedroom Two

12'2 x 9'11 (3.71m x 3.02m)

UPVC double glazed window, central heating radiator.

Bedroom Three

9'0 x 5'2 (2.74m x 1.57m)

UPVC double glazed window, central heating radiator.

Bathroom

8'1 x 3'0 (2.46m x 0.91m)

UPVC frosted double glazed window, dual flush WC, vanity top wash basin, panel bath with mixer tap, enclosed direct feed shower and rainfall head, tiled elevations, spotlights, tile effect vinyl flooring.

External

Rear

Private and deceptively spacious rear garden with farmland views to the rear, enclosed by panel fencing.

Front

Driveway to the front of the property for numerous vehicles.



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