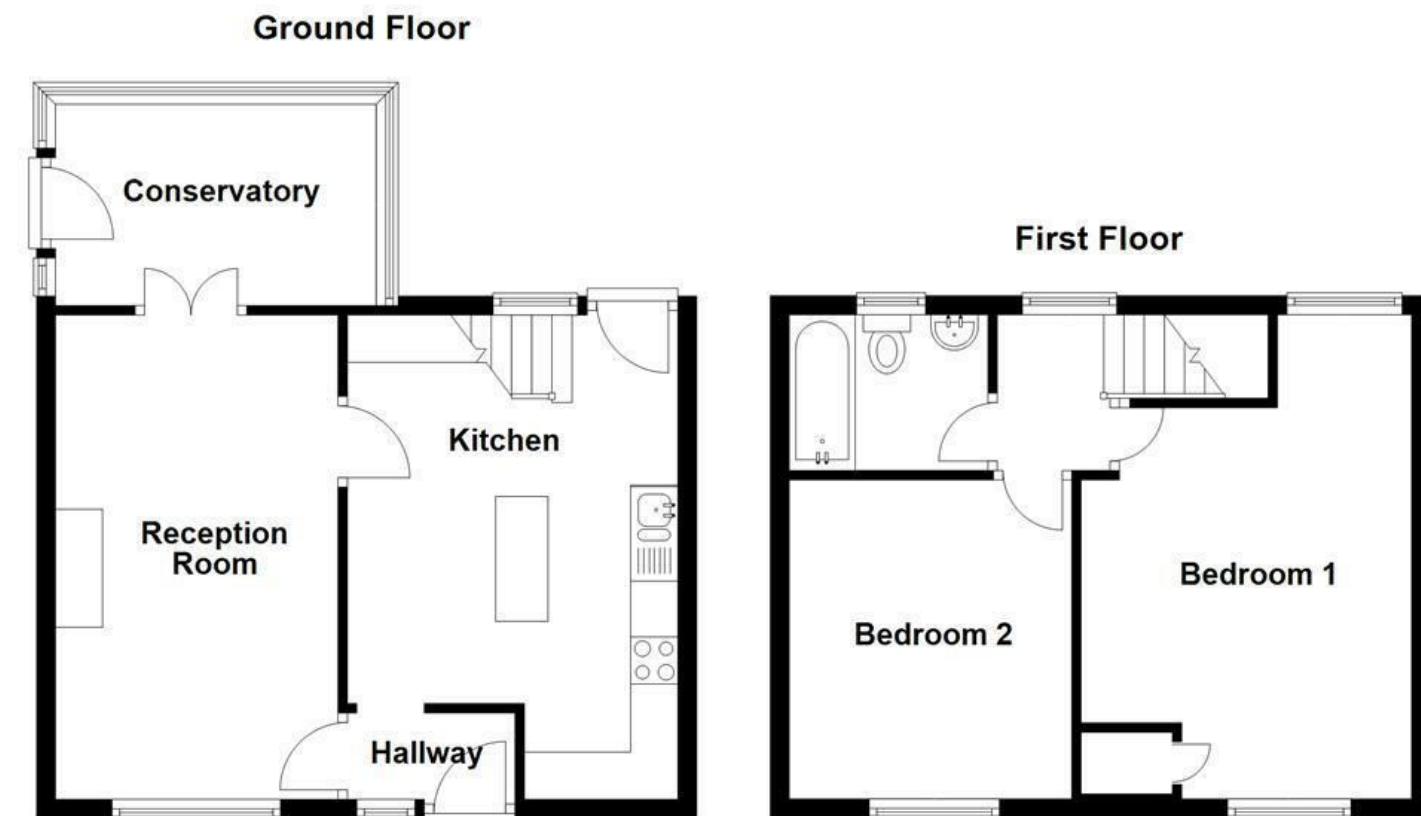




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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

Hillside Road, Rossendale, BB4 5NW

Offers Over £170,000

THE PERFECT FIRST TIME HOME

Nestled on the charming Hillside Road in Haslingden, Rossendale, this deceptively spacious two-bedroom house presents an excellent opportunity for small families or first-time buyers. The property boasts a low-maintenance exterior, complemented by off-road parking that can accommodate multiple vehicles, ensuring convenience for residents and guests alike.

Upon entering, you will find a generously proportioned kitchen that is perfect for culinary enthusiasts, providing ample space for meal preparation and family gatherings. The reception room is equally inviting, offering a comfortable area for relaxation and socialising. Additionally, the property features a delightful conservatory, which serves as a bright and airy space to enjoy the surrounding views, whether it be for a morning coffee or an evening read.

The two double bedrooms are well-sized, providing comfortable sleeping quarters for family members or guests. The layout of the home is designed to maximise space and functionality, making it an ideal choice for those seeking a blend of comfort and practicality.

This property is not only a wonderful place to call home but also a sound investment in a desirable area. With its appealing features and convenient location, this house on Hillside Road is

Hillside Road, Rossendale, BB4 5NW

Offers Over £170,000

2 1 1 D

- Two Double Bedrooms
 - Well Proportioned Reception Room Plus Conservatory
 - EPC Rating D
 - Off-Road Parking on Driveway
- Modern Bathroom Suite
 - Popular Location
 - Council Tax Band A
- Spacious Kitchen
 - Convenient for Commuter Routes
 - Tenure - Leasehold

Ground Floor

Hallway
5'10 x 3' (1.78m x 0.91m)

Kitchen
16'10 x 11'6 (5.13m x 3.51m)

Reception Room One
16'10 x 9'10 (5.13m x 3.00m)

Conservatory
11'2 x 7' (3.40m x 2.13m)

First Floor

Landing
5'6 x 3'10 (1.68m x 1.17m)

Bedroom One
16'10 x 11'5 (5.13m x 3.48m)

Bedroom Two
10'11 x 9'10 (3.33m x 3.00m)

Bathroom
6'11 x 5'5 (2.11m x 1.65m)

External

Rear
Enclosed paved rear yard with gated off-road parking.

Front
Gravel chippings and path leading to the front entrance door. Block paved off-road parking.



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