




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		60	
(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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Bury Road, Rossendale, BB4 6DD

£250,000

A STYLISH AND DESIRABLE FAMILY HOME

Nestled on Bury Road in the charming town of Rawtenstall, this exquisite mid-terraced house is a true gem, having been meticulously decorated to the highest standard. Every detail has been thoughtfully considered, resulting in a home that exudes elegance and style, making it the perfect family residence ready for immediate occupancy.

The property boasts a prime location just a stone's throw from the vibrant market town of Rawtenstall, providing easy access to a variety of amenities. Residents can enjoy delightful country walks, local pubs, and a selection of restaurants and shops. For those seeking adventure, the impressive steam train offers a scenic journey to Ramsbottom and Bury, while the Rossendale Ski slope is nearby for winter sports enthusiasts. Additionally, major motorway links to Manchester, Burnley, and Blackburn ensure convenient travel options.

This home is not overlooked, allowing for enviable views that change with the seasons, enhancing the overall appeal of the property. Inside, you will find modern fixtures and fittings throughout, including three spacious double bedrooms, a contemporary kitchen, and a stylish bathroom. The impressive open-plan living and dining area creates a welcoming space for family gatherings and entertaining guests.

Bury Road, Rossendale, BB4 6DD

£250,000



- Three Double Bedroom Home
- Stunning Countryside Views
- EPC Rating - D
- On Street Parking
- Stylish Open Plan Living
- Turn Key Family Home
- Council Tax Band - A
- Beautifully Presented Throughout
- Modern Kitchen And Bathroom
- Tenure - Freehold

Ground Floor

Entrance

Composite double glazed door to entrance vestibule.

Entrance Vestibule

3'3 x 3'1 (0.99m x 0.94m)

Oak single glazed door to reception room.

Reception Room

13'5 x 11 (4.09m x 3.35m)

UPVC double glazed window, central heating radiator, cast iron multi fuel burner with stone hearth and oak mantle, meter cupboard, two feature wall lights, television point, solid oak floor, open to dining room.

Dining Room

16'9 x 13'5 (5.11m x 4.09m)

UPVC double glazed window, central heating radiator, smoke alarm, integrated shelving, solid oak flooring, open hardwood staircase to first floor, oak single glazed door to kitchen, trap door to cellar.

Kitchen

9'9 x 6'9 (2.97m x 2.06m)

UPVC double glazed window, range of matte wall and base units, granite effect surfaces, tiled splashbacks, composite one and a half sink and drainer with mixer tap, integrated electric double oven with four ring induction hob and extractor hood, space for fridge freezer, plumbing for washing machine and dryer, integrated boiler, spotlights, tiled flooring.

Lower Ground Floor

Cellar

16'7 x 12'8 (5.05m x 3.86m)

Power, lighting and storage.

First Floor

Landing

8'5 x 6'11 (2.57m x 2.11m)

Smoke alarm, spotlights, storage cupboard, oak doors to bedroom one, bedroom two, shower room and oak door to stairs for second floor.

Bedroom One

13'5 x 11 (4.09m x 3.35m)

UPVC double glazed window, central heating radiator, fitted wardrobes, spotlights.

Bedroom Two

8'11 x 8'1 (2.72m x 2.46m)

UPVC double glazed window, central heating radiator, spotlights.

Shower Room

8 x 5'1 (2.44m x 1.55m)

UPVC double glazed frosted window, chrome heated towel rail, three piece suite comprising of dual flush WC, pedestal wash basin with mixer tap, double direct feed rainfall shower enclosure, late effect panelled elevations, wood panel elevations, spotlights, extractor fan, tile effect lino flooring.

Second Floor

Bedroom Three

19'1 x 11'7 (5.82m x 3.53m)

Two Velux windows, two central heating radiators, smoke alarm, spotlights, eaves storage.

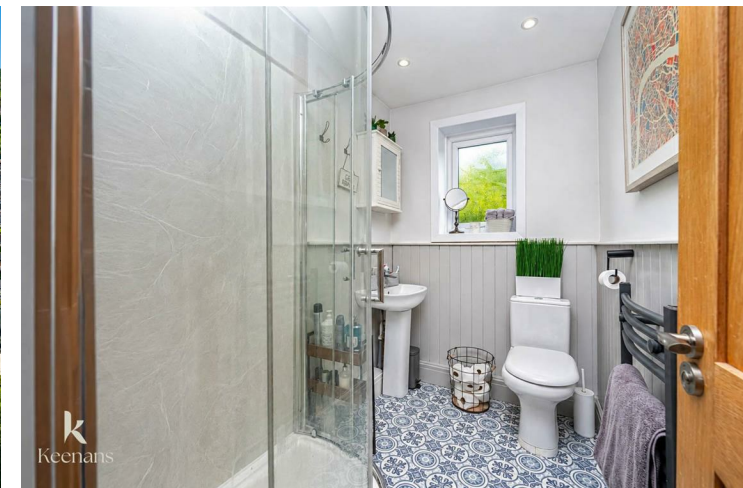
External

Rear

Enclosed garden with paving, stone chippings, decking, woodland down to stream.

Front

Stone chippings and courtyard.



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