

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(69-80) C			
(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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## Weaver Avenue, Rossendale, BB4 8XH

### Offers Over £270,000

EXCEPTIONAL TOWNHOUSE FAMILY HOME

Nestled on the charming Weaver Avenue in Rossendale, this exceptional townhouse family home offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms and two bathrooms, this property is designed to accommodate the needs of a growing family.

Spread across three floors, the layout provides ample space for both relaxation and entertainment. The inviting reception room serves as a welcoming area for family gatherings or quiet evenings in. Each bedroom is thoughtfully designed, ensuring a peaceful retreat at the end of the day. The two bathrooms add convenience, making morning routines a breeze for everyone in the household.

This home is ready to move straight into, allowing you to settle in without the hassle of renovations or repairs. The property is ideal for families seeking a nurturing environment in a friendly neighbourhood. With its modern amenities and spacious design, this townhouse is not just a place to live, but a place to create lasting memories.

Weaver Avenue is a delightful location, offering a sense of community while being conveniently close to local amenities and transport links. This property truly represents a wonderful opportunity for those looking to establish their family home in a desirable area. Don't miss the chance to make this exceptional house your new home.

# Weaver Avenue, Rossendale, BB4 8XH

Offers Over £270,000

 3  2  1  B

- Immaculate Townhouse Property
- Contemporary Fitted Dining Kitchen
- Off Road Parking
- EPC Rating B
- Three Bedrooms
- Move-in Ready
- Tenure Freehold
- Two Bathrooms
- Good-Sized Rear Garden
- Council Tax Band C

## Ground Floor

### Entrance

Composite door to the hall.

### Hall

4'10" x 4'9" (1.47m x 1.45m)

Spotlights, smoke alarm, door to kitchen/diner, storage, stairs to first floor and laminate floor.

### Kitchen/Diner

17' x 8'6" (5.18m x 2.59m)

UPVC double glazed window, central heating radiator, high gloss wall and base units, laminate work tops, single oven with four ring gas hob, glass splash back, extractor hood, stainless steel one and a half sink and drainer with mixer tap, integrated fridge freezer, integrated washing machine, spotlights and laminate flooring.

### WC

5'4" x 3' (1.63m x 0.91m)

Central heating radiator, pedestal wash basin with mixer tap, dual flush WC, extractor fan and laminate flooring.

### Reception Room

13'11" x 11'4" (4.24m x 3.45m)

UPVC double glazed French doors to the rear garden, central heating radiator, smoke alarm, television point and laminate flooring.

## First Floor

### Landing

12'8" x 6'5" (3.86m x 1.96m)

UPVC double glazed window, central heating radiator, doors to bedroom two, bedroom three, bathroom, smoke alarm and further landing.

### Bedroom Two

13'11" x 11'4" (4.24m x 3.45m)

UPVC double glazed window, central heating radiator and storage.

### Bedroom Three

10'9" x 7' (3.28m x 2.13m)

UPVC double glazed window and central heating radiator.

## Bathroom

7' x 6' (2.13m x 1.83m)

Central heating towel rail, panelled bath with overhead direct feed shower with rainfall head, dual flush WC, pedestal wash basin with mixer tap, part tiled elevation and vinyl floor.

## Further Landing

6' x 4' (1.83m x 1.22m)

UPVC double glazed window, central heating radiator and stairs to second floor.

## Second Floor

### Bedroom One

21' x 11'11" (6.40m x 3.63m)

UPVC double glazed window, two Velux windows, central heating radiator and door to en suite.

### En Suite

8'9" x 4'7" (2.67m x 1.40m)

UPVC double glazed Velux window, pedestal wash basin with mixer tap, dual flush WC, enclosed direct feed rainfall shower, tiled elevations and vinyl floor.

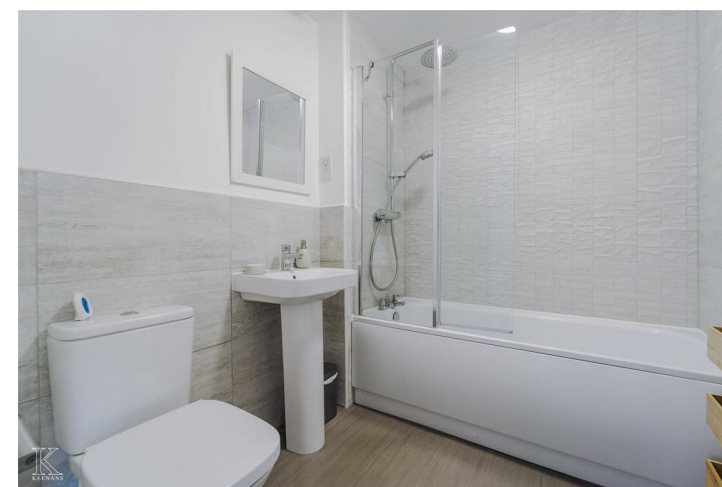
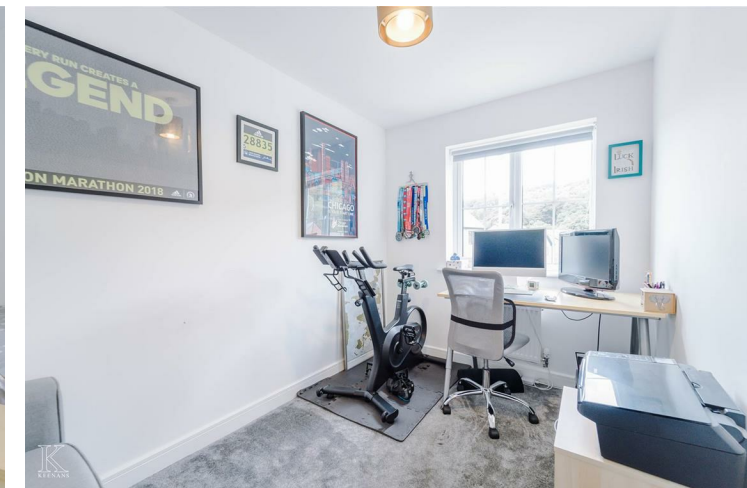
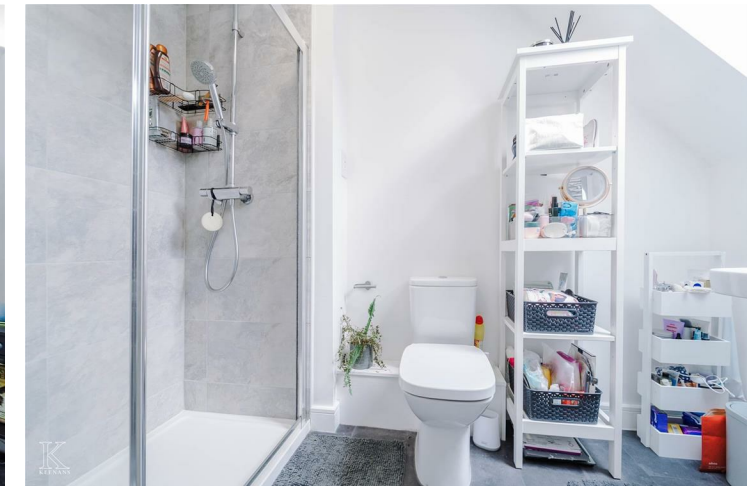
## External

### Front

Laid to lawn garden and driveway for off road parking.

### Rear

Ample sized laid to lawn garden with paved patio.



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