



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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## Newchurch Road, Rossendale, BB4 7SN

### £625,000

AN IMPRESSIVE FOUR BEDROOM FAMILY HOME IN A SOUGHT AFTER LOCATION

Located on Newchurch Road in the picturesque area of Rossendale, this gorgeous four-bedroom detached home offers an exceptional living experience in a highly sought-after location. With stunning views that surround the property, it is a perfect retreat for families seeking both comfort and style.

Upon entering, you are welcomed by a spacious lounge that provides an ideal space for relaxation and entertainment. The charming dining room is perfect for family meals and gatherings, while the separate kitchen, equipped with fitted appliances, caters to all your culinary needs. The bright conservatory, overlooking the beautifully landscaped garden, invites natural light and offers a serene spot to enjoy your morning coffee or unwind after a long day.

The outdoor space is equally impressive, featuring a well-maintained garden and an outdoor gym, making it a versatile area for both leisure and fitness. Inside, the property boasts three generously sized double bedrooms, alongside a fourth bedroom/office space that is also of good size, ensuring ample space for family members or guests. The modern family bathroom is designed with contemporary fixtures, while the master bedroom benefits from an en suite shower room, providing a private sanctuary.

Additional features include a driveway that accommodates multiple cars and a garage, enhancing the practicality of this fantastic family home. With an abundance of storage throughout, this property is not only a beautiful place to live but also a functional one. Do not miss the opportunity to make this charming residence your own, as it truly embodies the essence of family living in a stunning setting.

# Newchurch Road, Rossendale, BB4 7SN

£625,000



- Impressive Detached Property
- Abundance of Living Space
- Gated Off Road Parking, Garage/Store and EV Charging Point
- EPC Rating D
- Four Bedrooms
- External Gym
- Tenure Leasehold
- Two Bathrooms
- Beautifully Maintained Garden with Open Aspect Rear Views
- Council Tax Band F

## Ground Floor

### Entrance Vestibule

4'10 x 4'0 (1.47m x 1.22m)

Hardwood single glazed frosted leaded front door, coving, tiled elevations, tiled flooring and door to hall.

### Hall

8'9 x 8'0 (2.67m x 2.44m)

Central heating radiator, coving, door to cloakroom, dining room and stairs to first floor.

### Dining Room

17'2 x 12'9 (5.23m x 3.89m )

Central heating radiator, feature wall lights, exposed beams, wood effect laminate flooring, doors leading to reception room, kitchen, under stairs storage and UPVC double glazed sliding door to conservatory.

### Reception Room

25'2 x 13'3 (7.67m x 4.04m )

Three UPVC double glazed part leaded windows, UPVC double glazed box bay window, two central heating radiators, cornice coving, feature wall lights, gas fire with marble surround and wooden mantel.

### Kitchen

13'0 x 8'0 (3.96m x 2.44m)

Two UPVC double glazed windows, range of wood panelled wall and base units with granite work surfaces and upstands, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated high rise double oven, four ring gas hob and extractor hood, integrated dishwasher, plumbing for washing machine, space for fridge freezer, spotlights and tiled flooring.

### Conservatory

12'9 x 12'4 (3.89m x 3.76m )

UPVC double glazed windows, double glazed roof, central heating radiator, UPVC double glazed door to side elevation and UPVC double glazed French doors to rear.

## First Floor

### Landing

12'6 x 7'4 (3.81m x 2.24m )

Loft access, doors leading to four bedrooms and family bathroom.

### Bedroom One

18'1 x 9'10 (5.51m x 3.00m)

Two UPVC double glazed windows, central heating radiator, coving, feature wall lights and door to en suite.

### En Suite

8'1 x 4'2 (2.46m x 1.27m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosed, spotlights, extractor fan, tiled elevations and wood effect flooring.

### Bedroom Two

13'4 x 12'9 (4.06m x 3.89m)

Two UPVC double glazed part leaded window, central heating radiator, coving and fitted wardrobes.

### Bedroom Three

12'6 x 10'10 (3.81m x 3.30m)

UPVC double glazed part leaded window, central heating radiator, coving and fitted wardrobes.

### Bedroom Four/Office

7'6 x 7'5 (2.29m x 2.26m )

UPVC double glazed part leaded window, central heating radiator, fitted wardrobes and wood effect laminate flooring.

### Bathroom

11'4 x 7'10 (3.45m x 2.39m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, spotlights, extractor fan, tiled elevations and tiled flooring.

### External

#### Rear

Enclosed tiered garden with laid to lawn, Indian stone paving, mature shrubbery, slate chippings and access to external gym.

#### External Gym

10'1 x 9'7 (3.07m x 2.92m)

Two UPVC double glazed windows, spotlights, television point, wood effect laminate flooring and UPVC door to rear.

#### Front

Gated paved driveway, mature shrubbery, slate chippings, EV charging point and access to garage/store.

#### Garage/Store

10'3 x 8'2 (3.12m x 2.49m)

