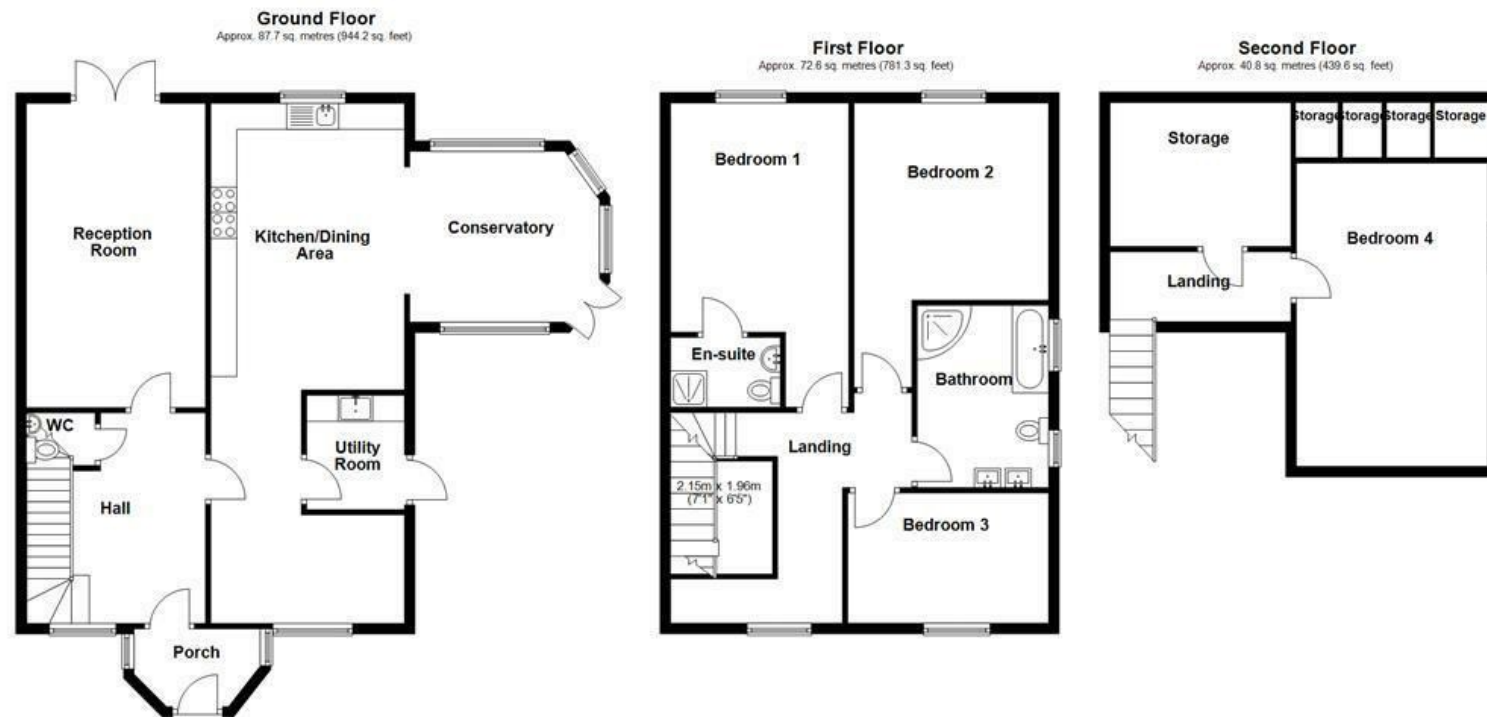
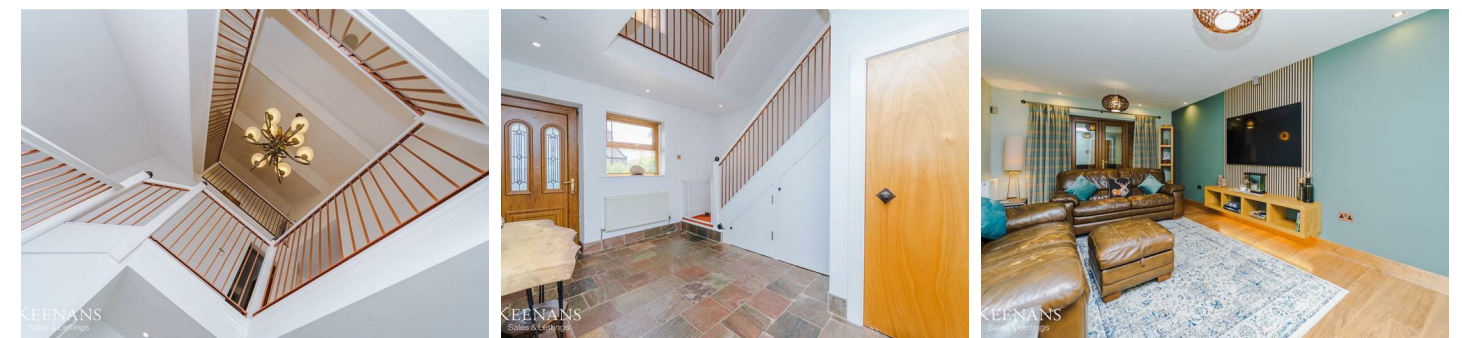




Total area: approx. 201.1 sq. metres (2165.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Burnley Road, Rossendale, BB4 8BW

£475,000

AN EXCEPTIONAL FAMILY HOME

Offering an abundance of indoor space covering 197 square meters, with stylish interiors and unique features, this enviable four double bedroom semi detached property is being proudly welcomed to the market in the desirable location of Rossendale. With stylish interiors, neutral decoration and modern fixtures and fittings, this enviable property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Rawtenstall, Manchester and major motorway links. With an enviable open plan kitchen space, two bathrooms and four double bedrooms, as well as stunning features and an enviable driveway, this property is the perfect family home truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted open plan kitchen diner, WC and houses a staircase to the first floor. The kitchen boasts modern wall and base units, integrated appliances and leads openly on to a conservatory and through to a utility room. The first floor comprises of doors on to three double bedrooms, family bathroom and houses a staircase to the second floor. The main bedroom benefits from an en suite shower room. The second floor guides you through to a fourth double bedroom and enviable storage space. Externally there is an enclosed garden to the rear with decking, paving and artificial lawn. To the front there is a paved patio area and stone chip driveway.

For further information or to arrange a viewing please contact our Rossendale branch at your earliest convenience.

Burnley Road, Rossendale, BB4 8BW
£475,000

**4****2****2****C**

- Tenure Freehold
 - Off Road Parking With Drive
 - Spacious Contemporary Fitted Kitchen
 - Easy Access To Major Network Links
- Council Tax Band E
 - Viewing Essential
 - Ample Garden Space
- EPC Rating C
 - Four Double Bedrooms
 - Ideal Family Home

Ground Floor

Entrance

UPVC double glazed frosted door to porch.

Porch

8'2 x 4'11 (2.49m x 1.50m)

UPVC double glazed window, feature wall light, wood panelled elevation, tiled floor and UPVC double glazed frosted door to hall.

Hall

13'3 x 11'4 (4.04m x 3.45m)

UPVC double glazed window, central heating radiator, spotlights, smoke alarm, slate tiled floor, doors to reception room, kitchen/dining area, WC and stairs to first floor.

WC

4'4 x 3'4 (1.32m x 1.02m)

Dual flush WC, wall mounted wash basin with mixer tap, spotlights, extractor fan and slate tiled floor.

Reception Room

19'2 x 11'4 (5.84m x 3.45m)

Central heating radiator, spotlights, television point, acoustic wood panel elevation, two feature wall lights, wood effect laminate flooring and UPVC double glazed French doors to rear.

Kitchen/Dining Area

32'8 x 12'4 (9.96m x 3.76m)

Two UPVC double glazed windows, central heating radiator, spotlights, sound system, pendant lighting, range of gloss wall and base units, granite surface and splash back, stainless steel one and a half sink and drainer with high spout mixer tap, four door range with eight ring gas hob, extractor hood, integrated fridge and freezer and dishwasher, under unit lighting, breakfast bar, slate tiled floor, open to conservatory and door to utility room.

Utility Room

7'3 x 6'3 (2.21m x 1.91m)

Wood effect base units, stainless steel sink, plumbed for washing machine and dryer, extractor fan, spotlights and wood effect laminate flooring.

Conservatory

12' x 10'9 (3.66m x 3.28m)

UPVC double glazed window, central heating radiator, double glazed roof, ceiling fan, wood effect laminate flooring and UPVC double glazed patio doors to rear.

First Floor

Landing

15'9 x 14'10 (4.80m x 4.52m)

UPVC double glazed window, central heating radiator, sound system, pendant lighting, doors to three bedrooms, bathroom and stairs to second floor.

Bedroom One

19'1 x 11'4 (5.82m x 3.45m)

UPVC double glazed window, central heating radiator, spotlights, sound system, television point, wood effect laminate flooring and door to en suite.

En Suite

7'7 x 4'5 (2.31m x 1.35m)

Two frosted feature windows, central heating towel rail, pedestal wash basin with mixer tap, dual flush WC, direct feed shower enclosure, tiled elevation, extractor fan, spotlights and tiled floor.

Bedroom Two

18' x 12'5 (5.49m x 3.78m)

Two UPVC double glazed windows, central heating radiator, spotlights, sound system and wood effect laminate flooring.

Bedroom Three

12'6 x 8'3 (3.81m x 2.51m)

UPVC double glazed window, central heating radiator, sound system and wood effect laminate flooring.

Bathroom

11'6 x 8'6 (3.51m x 2.59m)

Two UPVC double glazed frosted window, central heating towel rail, double vanity top wash basin with mixer tap, dual flush WC, panel bath with mixer tap, rinse head and jets, double direct feed rainfall shower enclosure with steam jets and rinse head, tiled elevation, PVC panel elevation, spotlights, extractor fan, sound system and slate tiled floor.

Second Floor

Landing

11'5 x 4'4 (3.48m x 1.32m)

Spotlights, smoke alarm, doors to bedroom four and storage room.

Bedroom Four

22'10 x 12'5 (6.96m x 3.78m)

UPVC double glazed window, central heating radiator, spotlights, smoke alarm and eave storage.

External

Rear

Enclosed garden with artificial lawn and paving. Wooden cabin with electric and water

Front

Paved patio area with stone chip driveway.

