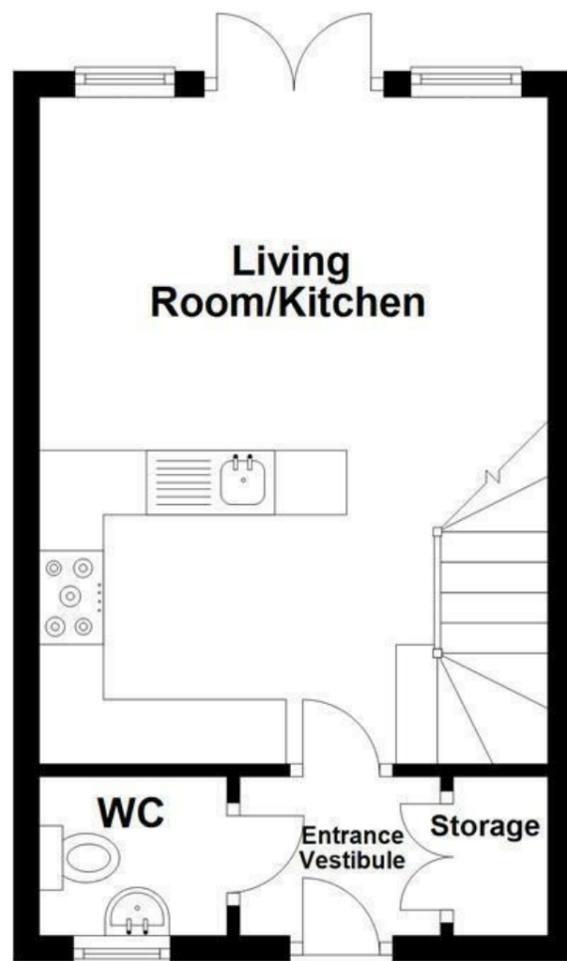
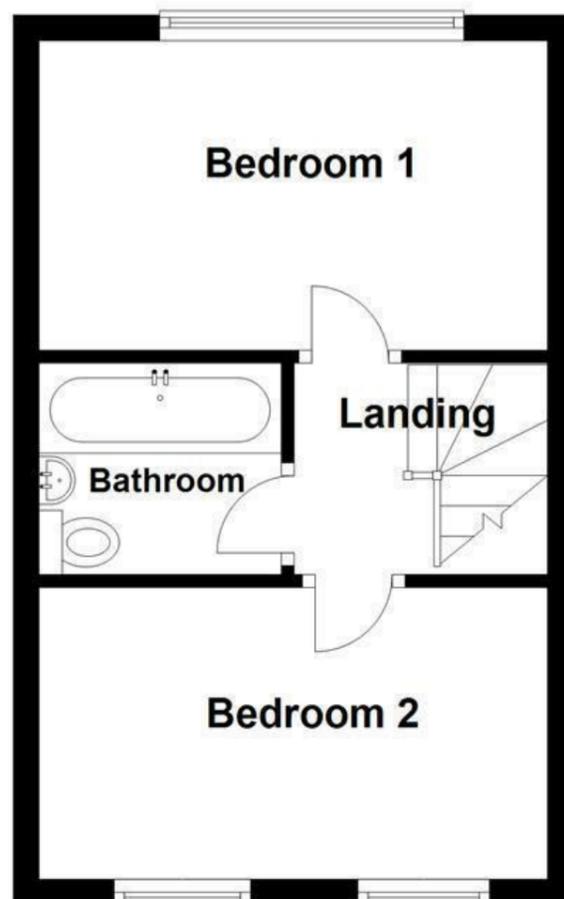


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	

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.

Shoemaker Gardens, Rossendale, BB4 6SR

£215,000

AN EXQUISITE TWO BEDROOM SEMI DETACHED HOME

Welcome to this exquisite semi-detached family home located in the sought-after Shoemaker Gardens, Rossendale. This property has been presented and maintained to the highest standard, showcasing an immaculate finish that is sure to impress.

Inside, you will find two spacious double bedrooms, perfect for a small family or a couple. The open-plan kitchen and living space is designed for modern living, featuring contemporary fixtures and fittings that blend style with functionality. The neutral decoration throughout creates a warm and inviting atmosphere, allowing you to easily personalise the space to your taste.

One of the standout features of this home is the stunning panoramic countryside views that can be enjoyed from various vantage points. The tiered garden serves as a perfect sun trap, providing an ideal setting for relaxation or entertaining guests. Additionally, off-road parking ensures convenience for you and your visitors.

Situated in a highly desirable location, this property is conveniently close to bus routes, local schools, and essential amenities. Furthermore, it offers excellent network links to Manchester, Blackburn, Burnley, and major motorway connections, making it an ideal choice for those who commute.

Shoemaker Gardens, Rossendale, BB4 6SR

£215,000



- Tenure Leasehold
- Off Road Parking
- Three Piece Bathroom Suite
- Easy Access To Major Commuter Routes
- Council Tax band B
- Two Generously Sized Bedrooms
- Envious Countryside Views
- EPC Rating TBC
- Open Plan Living/Kitchen Area
- Enclosed Rear Garden Space

Ground Floor

Entrance

Composite frosted door to hall.

Hall

5'4 x 4'2 (1.63m x 1.27m)

Wood effect lino flooring, doors to WC, reception room/kitchen, double doors to storage with integrated boiler, plumbing for washing machine and dryer.

WC

4'11 x 4'2 (1.50m x 1.27m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin, dual flush WC and tiled effect lino flooring.

Reception Room/Kitchen Area

18'8 x 13'3 (5.69m x 4.04m)

Two UPVC double glazed windows, upright central heating radiator, plinth heater, range of gloss wall and base units, laminate work tops, tiled splash backs, inset sink with mixer tap, integrated oven, five ring gas hob, extractor hood, space for fridge and freezer, plumbed for dishwasher, smoke alarm, television point, part vinyl flooring and UPVC double glazed French doors to rear.

First Floor

Landing

6'8 x 6'3 (2.03m x 1.91m)

Central heating radiator, loft access, smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

13'4 x 7'10 (4.06m x 2.39m)

UPVC double glazed window and central heating radiator.

Bedroom Two

13' x 7'5 (3.96m x 2.26m)

UPVC double glazed window and central heating radiator.

Bathroom

6'2 x 5'5 (1.88m x 1.65m)

Central heating towel rail, dual flush WC, pedestal wash basin, panel bath with mixer tap, direct feed shower and rinse head, tiled elevation and vinyl flooring.

External

Rear

Tiered garden with artificial lawn and decking.

Front

Off road parking.



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