



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(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.

## Bluebell Avenue, Rossendale, BB4 6NF

### Offers Over £260,000

#### AN IMPRESSIVE FAMILY HOME

Having been presented and maintained beautifully throughout with spacious rooms, gardens to both the front and the rear, three generously sized bedrooms and added conservatory, this impressive three bedroom semi detached property is being proudly welcomed to the market in the highly regarded location of Haslingden on a sought after estate. With off road parking, wrap around gardens and open plan kitchen diner, this outstanding property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rawtenstall, Manchester and Accrington.

The property comprises briefly; a welcoming entrance porch provides access through to a spacious reception room. The reception room then leads through to a kitchen diner and houses a staircase to the first floor. The kitchen diner guides you on to a conservatory. The first floor comprises of doors on to three bedrooms and a modern three-piece bathroom suite. Externally there is an enclosed garden to the rear which wraps around to the side. To the front there is a garden with off road parking.

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



# Bluebell Avenue, Rossendale, BB4 6NF

## Offers Over £260,000

 3  1  1  C

- Leasehold Property
- Council Tax Band C
- EPC Rated C
- Off Road Parking
- Three Bedrooms
- Nearby Schools
- Well Located
- Fitted Kitchen
- Patio Rear

### Ground Floor

#### Porch

3'4 x 3'3 (1.02m x 0.99m )

Coving, store cupboard, wood effect floor, door to reception room one.

#### Reception Room One

15'10 x 14'5 (4.83m x 4.39m )

UPVC double glazed box window, central heating radiator, coving, gas fire, television point, wood effect floor, door to kitchen/dining room.

#### Kitchen / Dining Room

14'5 x 9'5 (4.39m x 2.87m )

UPVC double glazed window, central heating radiator, range of panelled wall and base units, granite effect worktops, tiled splash backs, composite sink with drainer and mixer tap, integrated electric oven, four ring gas hob, space for fridge/freezer, dishwasher, washing machine, integrated breakfast bar, coving, wood effect floor, UPVC double glazed door to conservatory.

#### Conservatory

11'4 x 9'2 (3.45m x 2.79m )

UPVC double glazed window, central heating radiator poly carbonate roof, wood effect floor, UPVC double glazed patio doors to rear, UPVC double glazed doors to side.

### First Floor

#### Landing

7'10 x 5'11 (2.39m x 1.80m)

UPVC double glazed window, coving, loft access, smoke alarm, doors to three bedrooms and bathroom.

#### Bedroom One

14'3 x 8'1 (4.34m x 2.46m )

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

#### Bedroom Two

11'00 x 8'00 (3.35m x 2.44m)

UPVC double glazed window, central heating radiator.

#### Bedroom Three

10'00 x 6'00 (3.05m x 1.83m )

UPVC double glazed window, central heating radiator.

#### Bathroom

7'1 x 6'0 (2.16m x 1.83m)

UPVC double glazed frosted window, central heating towel rail, underfloor heating, dual flush WC, L-shape panel bath with direct feed rainfall shower, tiled elevations, coving, tiled floor.

#### Externally

Enclosed garden to the rear which wraps around to the side.

