



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.



Pinch Clough Road, Rossendale, BB4 9RT

Offers Over £450,000

AN EXQUISITE FAMILY HOME WITH NO CHAIN DELAY

Offering an abundance of high quality indoor and outdoor space, immaculate presentation and a stylish and contemporary finish, this enviable four double bedroom semi detached property is being proudly welcomed to the market in the sought after location of Water within Rossendale. With panoramic scenic views, two bathrooms and modern fixtures and fittings, this property is the perfect home for any growing family to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Rawtenstall, Bacup and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a two spacious reception rooms, WC, inner hallway and staircase to the first floor. The main reception room leads through to a kitchen. The inner hallway houses a staircase to the lower ground floor. The lower ground floor benefits from a fantastic, versatile space which could be used as a cinema room, third reception room or as a fifth bedroom if desired. The first floor comprises of doors on to two double bedrooms, bathroom and staircase to the second floor. The main bedroom benefits from an en suite shower room and walk in wardrobe. The second floor leads on to two double bedrooms and features a stunning balcony area. Externally there are enviable wrap around gardens which have been beautifully landscaped with laid to lawn, paving and decking areas and stunning stream and field views.

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

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		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	73

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.

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- Semi Detached Property
- Two Bathrooms
- On Street Parking
- EPC rating: E
- Four Bedrooms
- Main Bedroom With En Suite And Walk In Wardrobe
- Freehold
- Three Reception Rooms
- Extensive Countryside Views
- Council Tax Band: C

Ground Floor

Hall

17'5 x 5'11 (5.31m x 1.80m)

UPVC double glazed French entrance doors, central heating radiator, coving, ceiling rose, smoke alarm, wood panelled elevations, under stairs storage, tiled floor, doors to two reception rooms, WC, open to inner hall and stairs to first floor.

Reception Room One

21'10 x 10'11 (6.65m x 3.33m)

Two hardwood double glazed windows, central heating radiator, coving, two ceiling roses, cast iron multi fuel burner with stone hearth and surround. TV point. tiled floor and door to kitchen.

Reception Room Two

14'9 x 11' (4.50m x 3.35m)

Two hardwood double glazed windows, upright central heating radiator, coving, ceiling rose, wood panelled elevations, open coal fire with granite effect hearth and cast iron surround, meter cupboard and wood effect lino floor.

Kitchen

13' x 10'9 (3.96m x 3.28m)

UPVC double glazed window, central heating radiator, spotlights, range of cream wall and base units with wood effect worktops, tiled splash back, one and half bowl stainless steel sink with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for fridge freezer, plumbed for washing machine and dryer, under unit lighting, tiled floor and hardwood single glazed frosted door to rear.

WC

5'11 x 3'3 (1.80m x 0.99m)

Dual flush WC, vanity topped wash basin, extractor fan and tiled floor.

Inner Hall

11' x 3'3 (3.35m x 0.99m)

Coving, wood panelled elevations, wood effect lino and door to stairs to lower ground floor.

Lower Ground Floor

Reception Room Three

19'11 x 14'8 (6.07m x 4.47m)

Central heating radiator, spotlights and TV point.

First Floor

Landing

21'6 x 8'8 (6.55m x 2.64m)

Hardwood double glazed window, central heating radiator, coving, smoke alarm, ceiling rose, wood panelled elevation, wood effect laminate floor and doors to two bedrooms, bathroom and stairs to second floor.

Bedroom One

13'4 x 10'9 (4.06m x 3.28m)

Two hardwood double glazed windows, central heating radiator, coving, ceiling rose, wood panelled elevations, sliding doors to walk in wardrobe and en suite.

En Suite

7'6 x 6'5 (2.29m x 1.96m)

Hardwood double glazed window, central heating radiator, low basin WC, shower enclosure with direct feed rainfall shower and rinse head, wall mounted wash basin, tiled elevation, spotlights and tile effect lino flooring.

Walk In Wardrobe

7'6 x 4'10 (2.29m x 1.47m)

Spotlights.

Bedroom Two

14'7 x 10'8 (4.45m x 3.25m)

Two hardwood double glazed windows, central heating radiator and coving.

Bathroom

7' x 6'5 (2.13m x 1.96m)

Hardwood double glazed window, heated towel rail, dual flush WC, panelled double ended bath with direct feed rainfall shower and rinse head over, extractor fan, vanity topped wash basin, tiled elevation, spotlights and tiled flooring.

Second Floor

Landing

15'8 x 5'6 (4.78m x 1.68m)

Feature balcony, smoke alarm, wood panelled elevation, wood effect laminate floor and doors to bedroom three and four.

Bedroom Three

11'11 x 11'5 (3.63m x 3.48m)

Velux window, central heating radiator and storage cupboard.

Bedroom Four

11'5 x 10'3 (3.48m x 3.12m)

Hardwood double glazed window and central heating radiator.

External

Front

Paved raised garden which wraps around to the rear.

Rear

Laid to lawn garden with paving, decking and river views.

