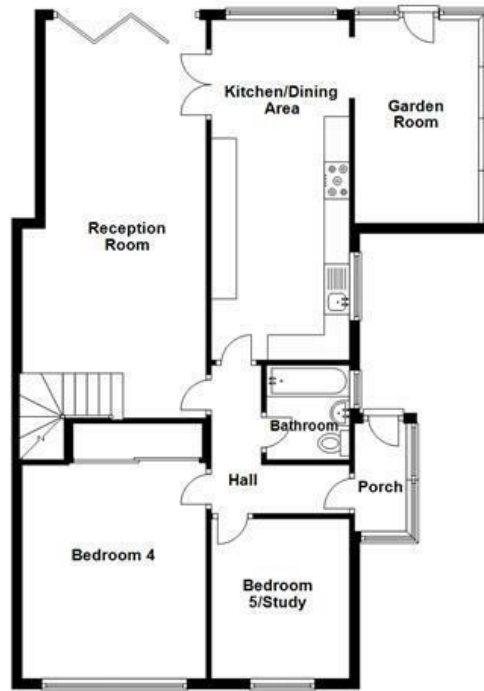
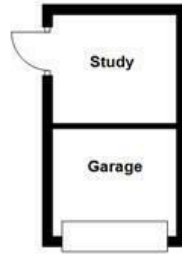


Ground Floor



First Floor



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 PlanItUp.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

## Alden Rise, Rossendale, BB4 4LZ

### Offers Over £400,000

EXCEPTIONAL DETACHED DORMER BUNGALOW

Welcome to Alden Rise, Rossendale - the location of this exquisite detached dormer bungalow is sure to capture your heart! This stunning property boasts two reception rooms providing plenty of space for entertaining guests or simply relaxing with your loved ones. With five spacious bedrooms, there is a plethora of room for the whole family to spread out and enjoy. The contemporary fitted kitchen offers a stylish space to whip up delicious meals. The open plan layout of this property combines multiple functions making it a dynamic and adaptable design choice for modern living.

One of the highlights of this property is the stunning rear garden, where you can unwind and soak up the sunshine in your own private oasis. Whether you're a keen gardener or simply enjoy outdoor living, this garden is sure to impress. The garage located to the rear has been split into two with the rear section being converted into a fantastic study.

Viewing essential! Don't miss out on the opportunity to make this beautiful dormer bungalow your new home. Book a viewing today with the Rossendale team and experience the charm and elegance of Alden Rise for yourself.



# Alden Rise, Rossendale, BB4 4LZ

## Offers Over £400,000



- Exquisite Detached Dormer Bungalow
- Updated to Highest Standard Throughout
- Off Road Parking and Garage/Study
- EPC Rating TBC
- Five Bedrooms
- Modern Fitted Kitchen
- Tenure Freehold
- Two Bathrooms
- Stunning Rear Garden
- Council Tax Band E

### Ground Floor

#### Entrance Porch

7'0 x 3'5 (2.13m x 1.04m )

Composite double glazed front door, UPVC double glazed windows, tiled flooring and UPVC double glazed door to hallway.

#### Hallway

9'8 x 3'2 (2.95m x 0.97m )

Central heating radiator, wood effect vinyl flooring, doors leading to bedroom four, bedroom five, bathroom, kitchen/dining area and reception room.

#### Reception Room

25'11 x 12 (7.90m x 3.66m)

Central heating radiator, smoke detector, stairs to first floor, wood effect vinyl flooring, single glazed double doors to kitchen/dining area and UPVC double glazed bi-folding doors to rear.

#### Kitchen/Dining Area

22'1 x 9'0 (6.73m x 2.74m)

UPVC double glazed window, range of wall and base units with marble effect laminate worktops, ceramic one and a half bowl sink and drainer with mixer tap, tiled splashbacks, integrated dishwasher and fridge freezer, Cuisinmaster double oven and grill with five ring gas hob and extractor hood, wood effect vinyl flooring and open access to garden room.

#### Garden Room

13'3 x 8'1 (4.04m x 2.46m )

UPVC double glazed windows, central heating radiator, spotlights, wood effect vinyl flooring and UPVC double glazed door to rear.

#### Bedroom Four

13'11 x 12 (4.24m x 3.66m )

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

#### Bedroom Five

10'5 x 9 (3.18m x 2.74m)

UPVC double glazed window and central heating radiator.

#### Bathroom

6'1 x 5'5 (1.85m x 1.65m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and overhead direct feed rainfall shower with rinse head, part tiled elevations, spotlights, PVC cladding to ceiling and wood effect vinyl flooring.

#### Garage/Study

Power, lighting, electric radiator, spotlights and UPVC double glazed door.

### First Floor

#### Landing

Smoke detector, loft access, doors leading to three bedrooms, shower room and storage cupboard.

### Bedroom One

20'0 x 10'8 (6.10m x 3.25m)

Two UPVC double glazed windows, central heating radiator and fitted wardrobes.

### Bedroom Two

9'8 x 7'10 (2.95m x 2.39m)

Hardwood double glazed Velux window and central heating radiator.

### Bedroom Three

10 x 7'10 (3.05m x 2.39m)

UPVC double glazed window and central heating radiator.

### Shower Room

6'1 x 5'7 (1.85m x 1.70m )

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, enclosed direct feed shower, fully tiled elevations, tiled effect laminate flooring.

### Exterior

#### Rear

Enclosed garden with artificial lawn, elevated wraparound decking, access to garage

#### Front

Garden with slate chippings, mature shrubbery, trees and off road parking.

