



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			
(55-68) D		60	
(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.

Cherry Tree Way, Rossendale, BB4 4JZ

Offers Over £250,000

THE PERFECT SEMI DETACHED FAMILY HOME

Having been presented and maintained beautifully throughout and benefitting from neutral decoration, spacious rooms and fantastic garden space, this enviable three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Helmshore. With no chain delay and being a complete blank canvas, this property is the perfect home for any growing family to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rawtenstall, Bury, Manchester and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and houses a staircase to the first floor. The reception room leads on to an open plan kitchen diner. The kitchen diner then leads on to a fantastic conservatory. The first floor comprises of doors on to three generously sized bedrooms and a family bathroom. Externally, there is an enclosed laid to lawn garden with paved and bedding areas to the rear. To the front there is a laid to lawn garden with off road parking for multiple vehicles and access to a detached garage.

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

Cherry Tree Way, Rossendale, BB4 4JZ

Offers Over £250,000



- Spacious Semi Detached Property
- Modern Fitted Dining Kitchen
- Off Road Parking and Detached Garage
- EPC Rating D
- Three Bedrooms
- No Chain Delay
- Tenure Freehold
- Three Piece Bathroom
- Enclosed Garden to Rear
- Council Tax Band B

Ground Floor

Entrance Hall

UPVC double glazed leaded front door and window, central heating radiator, stairs to first floor and door to reception room.

Reception Room

12'8 x 11'5 (3.86m x 3.48m)

UPVC double glazed leaded bay window, central heating radiator, coving to ceiling, gas fire, television point, wood effect laminate flooring and door to kitchen/dining area.

Kitchen/Dining Area

16'7 x 9'0 (5.05m x 2.74m)

UPVC double glazed leaded window, central heating radiator, mix of wall and base units with laminate worktops, Lamona sink and drainer with mixer tap, integrated electric oven with four ring electric Lamona hob and extractor hood, integrated fridge freezer, plumbing for washing machine, space for dryer, combi boiler, wood effect laminate flooring, door to understairs storage, UPVC double glazed sliding door to conservatory and hardwood single glazed frosted door to side elevation.

Conservatory

9'2 x 9'0 (2.79m x 2.74m)

UPVC double glazed windows, central heating radiator, feature wall lights, wood effect laminate flooring and UPVC double glazed French doors to rear.

First Floor

Landing

UPVC double glazed leaded window, central heating radiator, loft access, doors leading to three bedrooms and bathroom.

Bedroom One

10'11 x 11'10 (3.33m x 3.61m)

UPVC double glazed leaded window, central heating radiator, coving to ceiling and wood effect laminate flooring.

Bedroom Two

10'6 x 10'5 (3.20m x 3.18m)

UPVC double glazed leaded window, central heating radiator, fitted wardrobes and wood effect laminate flooring.

Bedroom Three

8'8 x 6'3 (2.64m x 1.91m)

UPVC double glazed leaded window, central heating radiator, coving to ceiling and fitted wardrobes.

Bathroom

5'9 x 5'9 (1.75m x 1.75m)

UPVC double glazed frosted leaded window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap with overhead electric feed shower, part tiled elevations and wood effect laminate flooring.

Exterior

Rear

Enclosed garden with laid to lawn, paving and mature shrubbery.

Front

Laid to lawn garden, mature shrubbery and off road parking leading to detached garage.

