



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		85	95
(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.

Weaver Avenue, Rossendale, BB4 8XH

Offers Over £270,000

A WELL APPOINTED NEW HOME

Welcome to Weaver Avenue, a charming townhouse property that is sure to impress! This spacious house boasts modern decor and appliances throughout, offering a well-presented space that is ready for you to move in and make it your own.

Whether you are a first-time buyer looking for your perfect starter home or a growing family in need of more space, this property is ideal for you. The convenient location close to local amenities and motorway links makes daily life a breeze, providing easy access to everything you need.

Don't miss out on the opportunity to own this lovely townhouse in a desirable location. Book a viewing today and envision yourself living in this wonderful property on Weaver Avenue!

If you would like any further information or have any questions at all please feel free to contact our Accrington branch at your convenience.

Weaver Avenue, Rossendale, BB4 8XH

Offers Over £270,000



- Tenure Freehold
- Off Road Parking With Drive
- Ideal Family Home Ready To Move Into
- Easy Access To Major Commuter Routes

- Council Tax Band C
- Spacious Three Bedroom Semi Detached Property
- Enclosed Ample Size Rear Laid To Lawn Garden

- EPC Rating B
- Contemporary Fitted Kitchen
- Viewing Essential

Ground Floor

Entrance

Composite door to the hall.

Hall

4'10 x 4'9 (1.47m x 1.45m)

Spotlights, smoke alarm, door to kitchen/diner, storage, stairs to first floor and laminate floor.

Kitchen/Diner

17' x 8'6 (5.18m x 2.59m)

UPVC double glazed window, central heating radiator, high gloss wall and base units, laminate work tops, single oven with four ring gas hob, glass splash back, extractor hood, stainless steel one and a half sink and drainer with mixer tap, integrated fridge freezer, integrated washing machine, spotlights and laminate flooring.

WC

5'4 x 3' (1.63m x 0.91m)

Central heating radiator, pedestal wash basin with mixer tap, dual flush WC, extractor fan and laminate flooring.

Reception Room

13'11 x 11'4 (4.24m x 3.45m)

UPVC double glazed French doors to the rear garden, central heating radiator, smoke alarm, television point and laminate flooring.

First Floor

Landing

12'8 x 6'5 (3.86m x 1.96m)

UPVC double glazed window, central heating radiator, doors to bedroom two, bedroom three, bathroom, smoke alarm and further landing.

Bedroom Two

13'11 x 11'4 (4.24m x 3.45m)

UPVC double glazed window, central heating radiator and storage.

Bedroom Three

10'9 x 7' (3.28m x 2.13m)

UPVC double glazed window and central heating radiator.

Bathroom

7' x 6' (2.13m x 1.83m)

Central heating towel rail, panelled bath with overhead direct feed shower with rainfall head, dual flush WC, pedestal wash basin with mixer tap, part tiled elevation and vinyl floor.

Further Landing

6' x 4' (1.83m x 1.22m)

UPVC double glazed window, central heating radiator and stairs to second floor.

Second Floor

Bedroom One

21' x 11'11 (6.40m x 3.63m)

UPVC double glazed window, two Velux windows, central heating radiator and door to en suite.

En Suite

8'9 x 4'7 (2.67m x 1.40m)

UPVC double glazed Velux window, pedestal wash basin with mixer tap, dual flush WC, enclosed direct feed rainfall shower, tiled elevations and vinyl floor.

External

Front

Laid to lawn garden and driveway for off road parking.

Rear

Ample sized laid to lawn garden with paved patio.

