



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			81
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Gladstone Buildings, Rossendale, BB4 8SE

### Offers Over £175,000

A DECEPTIVELY SPACIOUS FOUR BEDROOM MID TERRACE PROPERTY IN THE CENTRE OF RAWTENSTALL

Welcome to Gladstone Buildings in Rossendale! This charming four-bedroom terrace house is a hidden gem, boasting a newly decorated interior that is sure to impress. Situated in a quiet yet central location, this property offers the perfect blend of tranquillity and convenience.

As you step inside, you are greeted by two spacious reception rooms that provide ample space for entertaining guests or simply relaxing with your loved ones. The well-appointed bedrooms offer a peaceful retreat at the end of a long day, ensuring a restful night's sleep.

With its ideal location, this house allows easy access to all the amenities that Rossendale has to offer, including shops, restaurants, and schools. Whether you're looking to settle down with your family or seeking a peaceful abode to call your own, this property ticks all the boxes.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the charm of Gladstone Buildings for yourself.

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# Gladstone Buildings, Rossendale, BB4 8SE

## Offers Over £175,000



- Impressive Mid Terraced House
- Two Reception Rooms
- Bursting with Potential
- EPC Rating: D
- Four Spacious Bedrooms
- Ideal Family Home
- Tenure Leasehold
- Three Piece Bathroom
- Contemporary Fitted Kitchen
- Council Tax Band B

### Ground Floor

#### Entrance

Composite door to hallway.

#### Hallway

17'10 x 3'5 (5.44m x 1.04m)

Central heated radiator, dado rail, doors to two reception rooms and stairs to the first floor.

#### Reception Room One

14'6 x 12'7 (4.42m x 3.84m)

UPVC double glazed window, central heated radiator, coving, dado rail, radiant fire with decorative surround, two feature wall lights and television point.

#### Reception Room Two

16'5 x 15'3 (5.00m x 4.65m)

UPVC double glazed window, central heated radiator, two feature wall lights, wall mounted electric fire, door to kitchen and under stairs storage.

#### Kitchen

12'1 x 6'10 (3.68m x 2.08m)

UPVC double glazed window, UPVC door to rear, wood panel wall and base units with laminate worktops, integrated double oven with four ring gas hob, composite sink with mixer tap and drainer, plumbing for washing machine, space for fridge freezer, boiler and wood effect laminate flooring.

### First Floor

#### Landing

Doors to two bedrooms, bathroom and stairs to second floor.

#### Bedroom One

16'8 x 14'4 (5.08m x 4.37m)

UPVC double glazed window and central heated radiator.

#### Bedroom Two

12 x 9'9 (3.66m x 2.97m)

UPVC double glazed window, central heated radiator and ceiling rose.

#### Bathroom

9'7 x 6'6 (2.92m x 1.98m)

UPVC door, central heated radiator, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap, rinse head and wood effect laminate flooring.

### Second Floor

#### Landing

Doors to two bedrooms.

#### Bedroom Three

14 x 10'4 (4.27m x 3.15m)

Velux window and eaves storage.

#### Bedroom Four

13'11 x 10'11 (4.24m x 3.33m)

Velux window, electric radiator and eaves storage.

#### External

#### Rear

Enclosed yard and parking for one vehicle.

#### Front

Enclosed courtyard.



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