

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                                 |  |                         | 84        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 67                      |           |
| (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.

## Bridleway, Rossendale, BB4 9DS

### Offers Over £150,000

A COSY YET SPACIOUS TWO BEDROOM MID TERRACE COTTAGE WITH ATTIC ROOM.

Nestled in the charming Bridleway of Rossendale, this delightful two-bedroom mid-terrace cottage is a true gem waiting to be discovered. As you step inside, you are greeted by a cosy yet spacious reception room, perfect for relaxing evenings with loved ones. The modern dining kitchen is ideal for whipping up delicious meals and entertaining guests. There is an additional attic room which could be used as a third bedroom.

Set over three floors, the property offers plenty of space and versatility. One of the highlights of this property is the outside space, offering a lovely area to enjoy a morning coffee or host summer barbecues. The popular location adds to the appeal, providing convenience and a sense of community.

Whether you are looking for a peaceful retreat or a place to call home, this cottage offers both comfort and character in abundance. Don't miss the opportunity to make this charming property your own in the heart of Rossendale.

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# Bridleway, Rossendale, BB4 9DS

## Offers Over £150,000



- Mid Terraced Property
- Modern Fitted Dining Kitchen
- Off Road Parking
- EPC Rating: D
- Two Bedrooms And Attic Room
- Spacious Reception Room
- Freehold
- Three Piece Bathroom
- Enclosed Rear Garden
- Council Tax Band: B

### Ground Floor

#### Hall

Composite entrance door, stairs to first floor and door to reception room.

#### Reception Room

13'8 x 13' (4.17m x 3.96m)

UPVC double glazed window, central heating radiator, TV point, doors to under stairs storage and kitchen/dining area.

#### Kitchen/Dining Area

16'4 x 13'7 (4.98m x 4.14m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with granite worktops, integrated high rise double oven, five burner gas hob and extractor hood, tiled splashback, stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, exposed stone elevations, tiled flooring and hardwood door to rear.

### First Floor

#### Landing

Stairs to second floor, doors to two bedrooms and bathroom.

#### Bedroom One

16'3 x 13'7 (4.95m x 4.14m)

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

#### Bedroom Two

13'4 x 10'11 (4.06m x 3.33m)

UPVC double glazed window, central heating radiator and storage.

#### Bathroom

9' x 4'11 (2.74m x 1.50m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panelled bath with direct feed shower over, part tiled elevations and tiled flooring.

### Second Floor

#### Landing

Door to attic room.

#### Attic Room

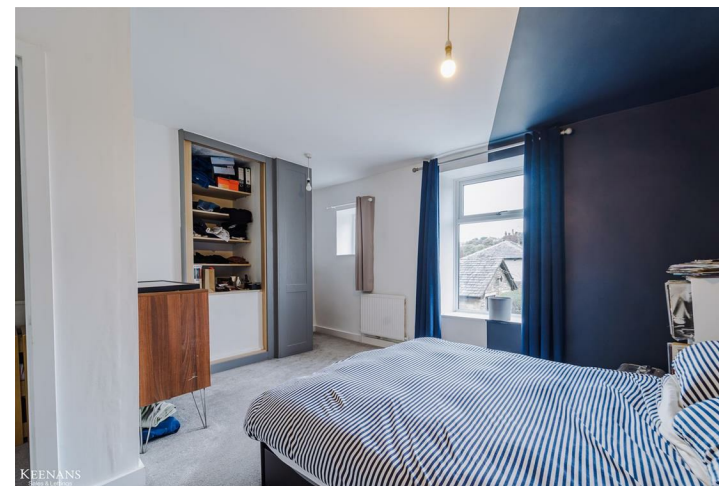
15'8 x 15'4 (4.78m x 4.67m)

UPVC double glazed window, central heating radiator and storage.

### External

#### Rear

Split level flagged patio, laid to lawn and off road parking.



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