



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 PlanIt.



## Newchurch Road, Rossendale, BB4 7TN

### Offers Over £575,000

A FANTASTIC OPPORTUNITY NOT TO BE MISSED

Welcome to this stunning property on Newchurch Road in Rossendale! This house offers a fantastic opportunity that has just come to the market. With over 3000 sq ft and spread across three floors, this property boasts an abundance of space. Featuring a reception room, fitted dining kitchen, five bedrooms, and multiple bathrooms, this enviable property is the perfect family home.

One of the highlights of this property is the stunning views to the rear. Imagine waking up to picturesque scenery every morning right from the comfort of your own home. Additionally, you'll never have to worry about parking with the ample off-road parking available.

Don't miss out on the chance to own this beautiful house with so much to offer. Contact us today to arrange a viewing and make this property your new home!

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	70

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.



# Newchurch Road, Rossendale, BB4 7TN

## Offers Over £575,000



- Impressive Detached Property
- Set Over Three Floors
- Ample Off Road Parking
- EPC Rating E

- Five Bedrooms
- Abundance of Indoor Space
- Tenure Freehold

- Four Bathrooms and Downstairs WC
- Countryside Views Surrounding
- Council Tax Band TBC

### Ground Floor

#### Entrance Hall

18'2 x 6'8 (5.54m x 2.03m )

Hardwood single glazed front door and windows, central heating radiator, wood effect laminate flooring, doors leading to WC, reception room, bedroom five, stairs to first floor and stairs to lower ground floor.

#### WC

7'7 x 4'8 (2.31m x 1.42m)

UPVC double glazed window, central heating radiator, flush handle WC, vanity top wash basin with mixer tap, part wood effect laminate flooring and part tiled flooring.

#### Bedroom Five

20'0 x 13'1 (6.10m x 3.99m )

Two hardwood double glazed windows, central heating radiator, coving to ceiling and door to wet room.

#### Wet Room

9'6 x 4'8 (2.90m x 1.42m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, electric feed shower, tiled elevations and vinyl flooring.

#### Reception Room

19'8 x 13'1 (5.99m x 3.99m )

Two hardwood double glazed windows, central heating radiator, coving to ceiling, gas fire with marble fireplace, television point, open access to dining room and door to kitchen.

#### Dining Room

14'5 x 10'2 (4.39m x 3.10m )

UPVC double glazed window, central heating radiator, wood effect laminate flooring and UPVC double glazed French doors to front.

#### Kitchen

14'5 x 11'2 (4.39m x 3.40m )

Two hardwood double glazed windows, central heating radiator, range of wall and base units with laminate worktops, tiled splashback, stainless steel one and a half bowl sink and drainer with high spout mixer tap, range cooker with five ring gas hob and integrated extractor hood, stainless steel splashback, integrated dishwasher, plumbing for washing machine, space for dryer and American-style fridge freezer, coving to ceiling and wood effect laminate flooring.

### Lower Ground Floor

#### Landing

13'5 x 6'7 (4.09m x 2.01m )

Tiled flooring, hardwood door to rear, doors leading to garage two and potential cinema room.

#### Potential Cinema Room

19'8 x 13'5 (5.99m x 4.09m )

Three UPVC double glazed windows, door leading to games room and solid door to rear.

#### Games Room

14'2 x 11'1 (4.32m x 3.38m)

Door leading to office.

#### Office

14'2 x 10'3 (4.32m x 3.12m )

Hardwood single glazed window and central heating radiator.

#### Store Room

4'8 x 4'5 (1.42m x 1.35m )

#### Garage Two

18'2 x 9'8 (5.54m x 2.95m)

Hardwood single glazed windows and up and over garage door.

#### Garage One

18'2 x 9'9 (5.54m x 2.97m)

Hardwood single glazed windows, fully insulated and up and over garage door.

### First Floor

#### Landing

27'0 x 6'5 (8.23m x 1.96m )

UPVC double glazed stained glass window, doors leading to four bedrooms, bathroom, shower room and boiler cupboard.

#### Bedroom One

15'3 x 14'6 (4.65m x 4.42m )

Hardwood single glazed window, central heating radiator, fitted wardrobes with door to eaves storage and door to en suite.

#### En Suite

7'7 x 4'5 (2.31m x 1.35m )

Hardwood single glazed window, flush handle WC, pedestal wash basin with traditional taps, electric feed shower enclosed, tiled elevations and tiled flooring.

#### Eave Storage

12'8 x 5'8 (3.86m x 1.73m)

#### Bedroom Two

13'1 x 9'2 (3.99m x 2.79m )

Hardwood single glazed window, central heating radiator and fitted wardrobes with door to eaves storage.

#### Bedroom Three

10'6 x 10'2 (3.20m x 3.10m )

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

#### Bedroom Four

9'2 x 6'9 (2.79m x 2.06m)

UPVC double glazed window, central heating radiator and wood effect vinyl flooring.

### Bathroom

9'2 x 5'8 (2.79m x 1.73m)

UPVC double glazed frosted window, central heating radiator, flush handle WC, pedestal wash basin with traditional taps, panel bath with traditional taps, part tiled elevations and tiled effect vinyl flooring.

### Shower Room

10'6 x 5'8 (3.20m x 1.73m )

UPVC double glazed frosted window, central heating radiator, vanity top wash basin with traditional taps, flush handle WC, bidet, walk-in electric feed shower, part tiled elevations and tiled flooring.

### External

#### Rear

Enclosed tiered garden with paved patio, laid to lawn, bedding areas, mature shrubbery and gate to open field.

#### Front

Laid to lawn, mature shrubbery, bedding areas, tarmac driveway leading to two integral garages.

