



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         | 69        |
| (55-68) D                                   |         |           |
| (39-54) E                                   | 35      |           |
| (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.

## Woodlea Road, Rossendale, BB4 9AJ

### Offers Over £190,000

#### AN ENVIABLE TERRACED PROPERTY

With an abundance of indoor space and being a complete blank canvas, this enviable two bedroom terraced property is being proudly welcomed to the market in the sought after location of Waterfoot. With fantastic loft conversion, cellar and two bathrooms, this enviable 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 Burnley, Rossendale, Bacup and major motorway links. With two living areas and bursting with potential, this property, once updated, would make the perfect family home!

The property comprises briefly; a welcoming entrance hallway provides access through to a two spacious reception rooms and staircase to the first floor. The second reception room leads on to a fitted kitchen and houses a staircase to the lower ground floor. The lower ground floor benefits from a fantastic cellar space. To the first floor there are doors on to two double bedrooms, bathroom and staircase to the second floor. The main bedroom leads on to an en suite bathroom which guides you through to a dressing room. The second floor benefits from two spacious loft rooms which are currently being used as bedrooms. Externally there is a shared yard space.

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



# Woodlea Road, Rossendale, BB4 9AJ

## Offers Over £190,000

**4****2****2****F**

- Tenure Leasehold
  - On Street Parking
  - Abundance Of Space
  - Easy Access To Major Network Links
- Council Tax Band B
  - Mid Terraced Property
  - Ideal Family Home
- EPC Rating F
  - Two Reception Rooms
  - Ample Sized Communal Rear Yard Space

### Ground Floor

#### Entrance

Hard wood single glazed frosted door to hall.

#### Hall

15'7 x 3'6 (4.75m x 1.07m)

Central heating radiator, coving, corbel, wood effect laminate flooring, hard wood single glazed doors to two reception rooms and stairs to first floor.

#### Reception Room One

14'7 x 12'5 (4.45m x 3.78m)

UPVC double glazed bay window, central heating radiator, coving, ceiling rose, television point, wood effect laminate flooring and hard wood single glazed double doors to reception room two.

#### Reception Room Two

14'2 x 13'2 (4.32m x 4.01m)

UPVC double glazed leaded window, central heating radiator, coving, ceiling rose, gas fire with limestone hearth and surround, wood effect laminate flooring, door to stairs to lower ground floor door to kitchen.

#### Kitchen

18' x 13'2 (5.49m x 4.01m)

Two hard wood double glazed windows, central heating radiator, range of panelled wall and base units, marble effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, space for oven, with integrated extraction hood, space for fridge freezer, plumbed for washing machine and dishwasher, spotlights, tiled floor and hard wood single glazed frosted stable door to rear.

### Lower Ground Floor

#### Cellar

16'2 x 13'8 (4.93m x 4.17m)

Power, lighting and storage space.

### First Floor

#### Landing

16'11 x 5'9 (5.16m x 1.75m)

Smoke alarm, doors to two bedrooms, bathroom and door to stairs to second floor.

#### Bedroom One

14'2 x 10'4 (4.32m x 3.15m)

Hard wood double glazed window, central heating radiator, coving, ceiling rose, fitted wardrobe and door to en suite.

#### En Suite

12'10 x 6'3 (3.91m x 1.91m)

Two hard wood double glazed frosted windows, central heating radiator, three piece suite, dual flush WC, panelled bath with mixer tap and rinse head, pedestal wash basin with mixer tap, integrated linen cupboard with Alpha boiler, loft access and door to dressing room.

### Dressing Room

13' x 5'8 (3.96m x 1.73m)

UPVC double glazed window, integrated storage, loft ( boarded with lighting ).

### Bedroom Two

11'10 x 10'6 (3.61m x 3.20m)

Hard wood single glazed leaded window, central heating radiator, coving and ceiling rose.

### Bathroom

8'5 x 5'9 (2.57m x 1.75m)

UPVC double glazed frosted window, central heating radiator, three piece suite, panelled bath with electric feed shower, pedestal wash basin, dual flush WC and tiled elevation.

### Second Floor

### Loft Room

16'7 x 13'6 (5.05m x 4.11m)

Velux window, central heating radiator and door to loft room two.

### Loft Room Two

16'7 x 11'6 (5.05m x 3.51m)

Velux window.

### External

### Rear

Communal yard.



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