



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 79                      | 87        |
| <b>England &amp; Wales</b>                  | 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.

## Barritt Road, Rossendale, BB4 8SR

### £385,000

#### AN ENVIABLE FAMILY HOME

Having been presented and maintained to the highest standard throughout with immaculate presentation, modern fixtures and fittings and five double bedrooms, this outstanding detached property is being proudly welcomed to the market in the desirable location of Rawtenstall. With off road parking, integral garage and open plan living and kitchen space, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Burnley, Accrington and major motorway links.

The property comprises briefly; A welcoming porch provides access on to an entrance hallway and WC. The entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen, integral garage and staircase to the first floor. The kitchen leads openly on to the reception room. The first floor comprises of doors on to three double bedrooms and a family bathroom, as well as housing a staircase to the second floor. The main bedroom benefits from an en suite shower room. The second floor leads through to two additional double bedrooms. Externally there is a low maintenance garden to the rear with paving, artificial lawn and wraps around both sides on to the property. To the front there is a driveway with access on to the garage.

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



Barritt Road, Rossendale, BB4 8SR

£385,000

 5  2  1  C

- Impressive Detached Property
  - Spacious Interiors Throughout
  - Off Road Parking and Garage
  - EPC Rating C
- Five Bedrooms
  - Open Plan Living
  - Tenure Freehold
- Two Bathrooms
  - Low Maintenance Rear Garden
  - Council Tax Band E

Ground Floor

Entrance Porch

4'8 x 4'1 (1.42m x 1.24m)  
Hardwood single glazed frosted front door, hardwood double glazed frosted window, wood effect vinyl flooring, doors to hall and WC.

WC

4'1 x 3'2 (1.24m x 0.97m )  
Hardwood double glazed frosted window, dual flush WC, corner wall mounted wash basin with traditional taps and wood effect vinyl flooring.

Hall

11'11 x 6'10 (3.63m x 2.08m)  
Central heating radiator, wood effect vinyl flooring, doors to open plan kitchen/living area, garage and stairs to first floor.

Garage

17'0 x 8'0 (5.18m x 2.44m)  
Power, lighting, Ideal boiler, plumbing for washing machine, space for dryer, space for fridge freezer, smoke detector, tiled flooring and hardwood single glazed frosted double doors to front.

Kitchen

10'7 x 9'1 (3.23m x 2.77m)  
Hardwood double glazed window, range of high gloss wall and base units with granite effect work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated electric double oven with four ring gas hob and extractor hood, space for fridge freezer, wood effect vinyl flooring and open to reception room/dining area

Reception Room/Dining Area

25'4 x 19'3 (7.72m x 5.87m)  
Hardwood double glazed window, two central heating radiators, smoke detector, cast iron multifuel burner with granite hearth and tiled surround, television point, solid wood flooring, hardwood double glazed French doors to rear and hardwood double glazed frosted door to rear.

First Floor

Landing

14'1 x 6'11 (4.29m x 2.11m)  
Central heating radiator, smoke detector, inset shelving, doors leading to three bedrooms, family bathroom and stairs to second floor.

Bedroom One

14'3 x 13'2 (4.34m x 4.01m)  
Hardwood double glazed window, central heating radiator, television point, fitted wardrobes and door to en suite.

En Suite

8'3 x 4'3 (2.51m x 1.30m )  
Dual flush WC, pedestal wash basin with waterfall mixer tap, double direct feed shower enclosed, tiled elevations, extractor fan and tiled flooring.

Bedroom Two

14'11 x 8'4 (4.55m x 2.54m)  
Hardwood double glazed window and central heating radiator.

Bathroom

12'5 x 9'2 (3.78m x 2.79m )  
Two hardwood double glazed frosted windows, central heated towel rail, double vanity top wash basin with mixer taps, dual flush WC, double direct feed shower enclosed, panel bath with mixer tap, tiled elevations, extractor fan and tiled flooring.

Second Floor

Landing

14'10 x 3'9 (4.52m x 1.14m)  
Velux window, doors to bedroom four, bedroom five and eaves storage.

Bedroom Four

14'10 x 12'7 (4.52m x 3.84m)  
Two Velux windows and central heating radiator.

Bedroom Five

14'10 x 8'3 (4.52m x 2.51m)  
Velux window and central heating radiator.

External

Rear

Enclosed garden with paving, artificial lawn and wraps around both sides of property.

Front

Off road parking and access to garage.

