



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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Holcombe Road, Rossendale, BB4 4NF

Offers Over £250,000

A DECEPTIVELY SPACIOUS HOME SET OVER FOUR FLOORS

Nestled on Holcombe Road in the charming area of Rossendale, this deceptively spacious terraced house offers a unique blend of comfort and versatility, making it an ideal choice for a growing family. Spanning four floors, the property boasts two well-proportioned bedrooms and an impressive four reception rooms with any of the living spaces having the potential to be a third bedroom.

The modern fitted kitchen and stylish bathroom suite enhance the home's appeal, ensuring that it meets the needs of contemporary living. Subject to planning permission, there is the ability to convert the loft space into an extensive en suite above the main bedroom. Each room is well proportioned, allowing for a seamless flow throughout the property. A standout feature is the reception room located at the basement level, which is enhanced by bi-folding doors that open to the rear, creating a delightful connection to the outdoor space.

Situated in a popular location, this home offers easy access to major commuter routes, making it convenient for those who travel for work. Additionally, local amenities are within close reach, ensuring that everyday needs are easily met.

This terraced house is not just a property; it is a welcoming home that provides the perfect backdrop for family life. With its generous living spaces and modern features, it is a must-see for anyone looking to settle in a vibrant community.

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Holcombe Road, Rossendale, BB4 4NF

Offers Over £250,000

 **2**  **1**  **4**  **D**

- Exquisite Mid Terrace Property
- Spread Across Four Floors
- Enclosed Yard to Rear
- EPC Rating D
- Two Bedrooms
- Abundance of Living Space
- Tenure Freehold
- Modern Four Piece Bathroom Suite
- Stylish Decoration Throughout
- Council Tax Band B

Ground Floor

Entrance Vestibule

4'4 x 3'5 (1.32m x 1.04m)

Composite double glazed frosted front door and door to reception room one.

Reception Room One

14'5 x 14'3 (4.39m x 4.34m)

UPVC double glazed window, central heating radiator, log burner with brick chimney surround, stone flag flooring, door to reception room two, stairs to lower ground floor and stairs to first floor.

Reception Room Two

14'9 x 14'5 (4.50m x 4.39m)

UPVC double glazed window, central heating radiator and television point.

Lower Ground Floor

Reception Room Three

14'5 x 13'1 (4.39m x 3.99m)

Double glazed window, central heating radiator, acoustic wood panelled elevation, spotlights, wood effect flooring and open to kitchen.

Kitchen

14'10 x 13'5 (4.52m x 4.09m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with laminate work surfaces, integrated oven with four ring electric hob and extractor hood, tiled splashback, composite sink and drainer with mixer tap, space for American-style fridge freezer, plumbing for washing machine, space for dryer, integrated dishwasher, spotlights, wood effect flooring and door to WC.

WC

5'2 x 3'10 (1.57m x 1.17m)

UPVC double glazed window, dual flush WC, pedestal wash basin with traditional taps, spotlights and wood effect flooring.

Basement

14'9 x 13'5 (4.50m x 4.09m)

Central heating radiator, understairs storage, electric log burning effect stove, artificial lawn and bi-folding doors to rear.

First Floor

Landing

Doors leading to two bedrooms and shower Room

Bedroom One

14'11 x 14'10 (4.55m x 4.52m)

UPVC double glazed window, central heating radiator and over stairs storage.

Bedroom Two

14'7 x 10'2 (4.45m x 3.10m)

UPVC double glazed window and central heating radiator.



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