

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	62	82
(81-91) B		
(69-80) C		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Milton Close, Rossendale, BB4 4LA

£330,000

AN OUTSTANDING DETACHED BUNGALOW ON AN IMPRESSIVE PLOT

Offering an abundance of indoor and outdoor space within an impressive plot and no chain delay, this exceptional three bedroom detached bungalow is being proudly welcomed to the market in the desirable location of Helmshore. Bursting with potential, this property is perfect for any potential buyer to put their own stamp on! With a driveway for multiple vehicles, added garage, breathtaking views over Musbury Tor and spacious rooms throughout, this property is the perfect home for families or retirees! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rawtenstall, Accrington, Bury, Manchester and major motorway links.

The property comprises briefly; a welcoming entrance hallway guides you on to a spacious reception room, fitted kitchen, three double bedrooms and a modern family shower room. Externally there is a garden to the front laid to lawn, bedding and paved areas. The rear garden benefits from bedding areas, laid to lawn, mature shrubs and access to a detached garage.

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

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**3****1****1****D**

- Detached Bungalow
 - Fitted Kitchen
 - Off Road Parking And Garage
 - EPC Rating: D
- Three Bedrooms
 - Three Piece Shower Room renovated to high standard in the last 2 years
 - Leasehold
- Spacious Reception Room
 - Private Rear Garden
 - Council Tax Band: D

Ground Floor

Hall

13'6 x 12'8 (4.11m x 3.86m)
UPVC double glazed frosted entrance door, central heating radiator, meter cupboard, loft access, coving and doors to reception room, kitchen, three bedrooms and shower room.

Reception Room

21'1 x 15' (6.43m x 4.57m)
UPVC double glazed bow window, UPVC double glazed window, two central heating radiators, coving, three feature wall lights, electric fire, granite hearth and surround, TV point and door to kitchen,

Kitchen

10'9 x 10'3 (3.28m x 3.12m)
UPVC double glazed window, central heating radiator, coving, wood effect wall and base units, granite effect worktops, tiled splash back, one and half bowl stainless steel sink with draining board and mixer tap, space for fridge freezer, integrated electric double oven, four ring electric hob, extractor hood, plumbing for washing machine, tile effect vinyl flooring and UPVC double glazed frosted door to rear.

Bedroom One

12' x 12' (3.66m x 3.66m)
UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Bedroom Two

12' x 9' (3.66m x 2.74m)
Central heating radiator, coving, fitted wardrobes and UPVC double glazed French doors to rear installed a year ago.

Bedroom Three

9'1 x 8'9 (2.77m x 2.67m)
UPVC double glazed window, central heating radiator and coving.

Shower Room

7'10 x 6' (2.39m x 1.83m)
Renovated in the last 2 years to a very high standard. Two UPVC double glazed frosted windows, heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, wet room direct feed rainfall shower in double walk-in enclosure, PVC clad ceiling, tiled elevation and tiled floor.

External

Front

Laid to lawn garden, paving, bedding areas and drive.

Rear

Laid to lawn garden, paving, bedding areas, mature shrubs and access to garage.

Garage

18' x 8'7 (5.49m x 2.62m)
UPVC double glazed window, power, lighting, up and over garage door and UPVC door to rear.

