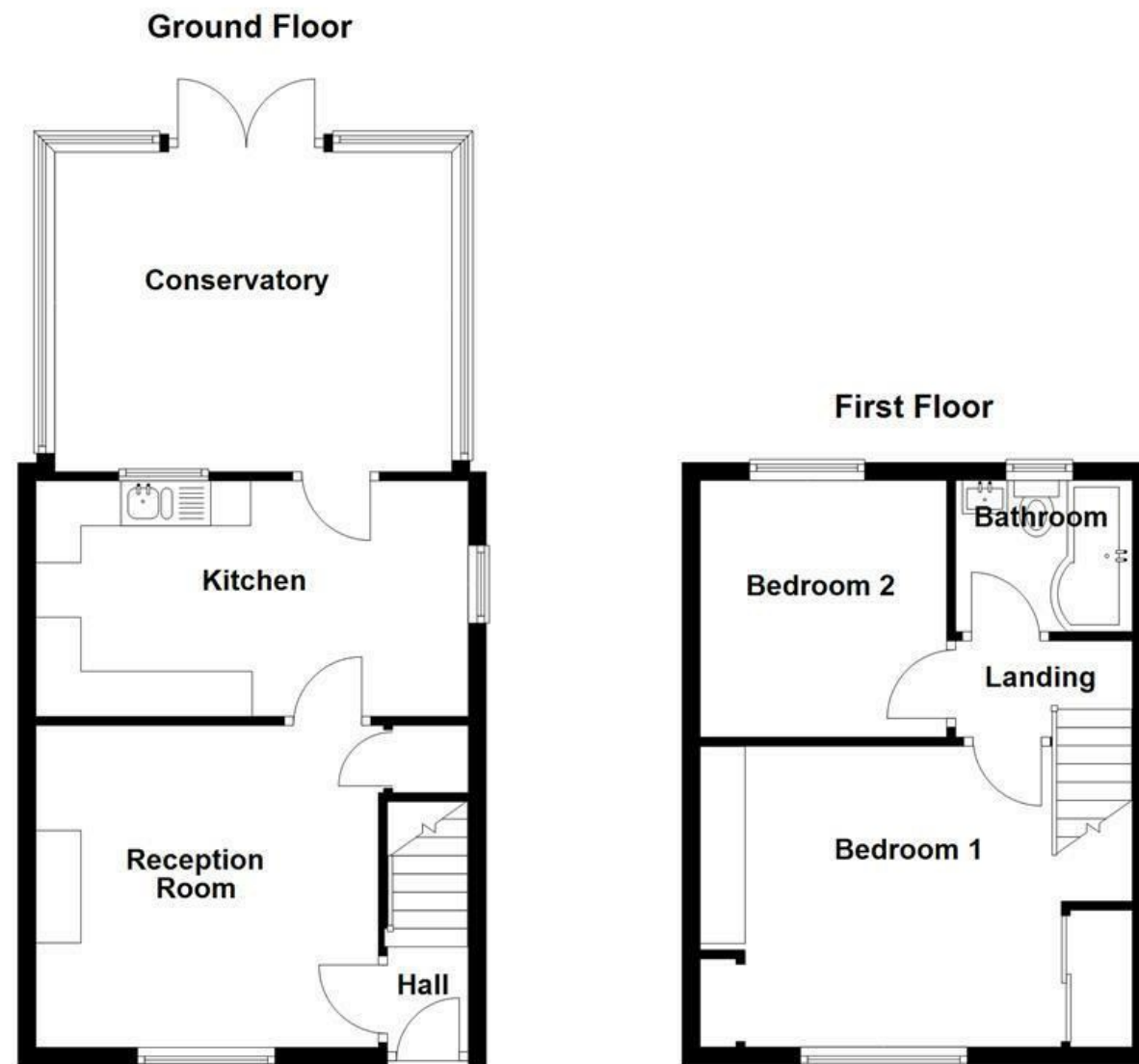




## Booth Crescent, Rossendale, BB4 9BT

### Offers Over £165,000

SPACIOUS TWO BEDROOM SEMI DETACHED PROPERTY

Welcome to Booth Crescent! This enviable two-bedroom semi detached house offers a perfect blend of modern living and comfort. Upon entering, you are welcomed into a spacious lounge that provides an inviting atmosphere, ideal for relaxation or entertaining guests. The large modern kitchen is a standout feature, equipped with contemporary fittings that make cooking a pleasure.

The property boasts a generous garden, both front and back, laid to lawn, providing ample space for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the conservatory adds a touch of elegance and serves as a versatile space, perfect for enjoying the garden views throughout the seasons.

This home is well-suited for families, couples, or anyone seeking a peaceful retreat in a friendly neighbourhood. With its modern amenities and spacious layout, it presents an excellent opportunity for those looking to settle in a lovely part of Rossendale. Don't miss the chance to make this charming house your new home.

| Energy Efficiency Rating                                                            |               |               |
|-------------------------------------------------------------------------------------|---------------|---------------|
|                                                                                     | Current       | Potential     |
| Very energy efficient - lower running costs                                         | <div>64</div> | <div>88</div> |
| (92 plus) A                                                                         |               |               |
| (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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Booth Crescent, Rossendale, BB4 9BT

## Offers Over £165,000

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

- Semi Detached Property
  - One Reception Room
  - On Street Parking
  - EPC Rating: D
- Two Bedrooms
  - Three Piece Bathroom
  - Tenure: Freehold
- Modern Fitted Kitchen.
  - Enclosed Rear Garden
  - Council Tax Band: A

### Ground Floor

#### Hall

3'10 x 3'10 (1.17m x 1.17m)  
UPVC double glazed frosted entrance door, central heating radiator, smoke alarm and door to reception room.

#### Reception Room

12'6 x11'9 (3.81m x3.58m)  
UPVC double glazed window, central heating radiator, electric fire,, granite effect hearth and surround, under stairs storage and door to kitchen.

#### Kitchen

15'9 x 8'7 (4.80m x 2.62m)  
Two UPVC double glazed windows, central heating radiator, coving, wall and base units, granite effect worktops, tiled splashback, one and half bowl composite sink with draining board and mixer tap, space for freestanding cooker, extractor hood, plumbing for washing machine, space for fridge freezer, tiled floor and door to conservatory.

#### Conservatory

14'9 x 11'8 (4.50m x 3.56m)  
UPVC double glazed windows, central heating radiator and UPVC double glazed French doors to rear.

### First Floor

#### Landing

7'8 x 2'8 (2.34m x 0.81m)  
UPVC double glazed window, loft access and doors to two bedrooms and bathroom.

#### Bedroom One

12'5 x 11' (3.78m x 3.35m)  
UPVC double glazed window, central heating radiator and fitted storage.

#### Bedroom Two

9'6 x 9' (2.90m x 2.74m)  
UPVC double glazed window and central heating radiator.

#### Bathroom

6'4 x 5'10 (1.93m x 1.78m)  
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, P shaped panel bath with mixer tap and direct feed rainfall shower over, extractor fan, part tiled elevation and tiled floor.

### External

#### Front

Laid to lawn garden and paving.

#### Rear

Enclosed laid to lawn garden.



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