



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	56	
(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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Burnley Road East, Rossendale, BB4 9PG

£290,000

SPACIOUS HOME SET OVER FOUR FLOORS WITH PEACEFUL VIEWS

Nestled along Burnley Road East in the picturesque area of Rossendale, this charming house offers a delightful blend of space and comfort, perfect for family living. Spanning four floors, the property boasts a generous open plan living dining kitchen, ideal for both entertaining and everyday family life. On the first floor, you will find two well-proportioned bedrooms, accompanied by a family bathroom, providing ample accommodation for all. The main bedroom benefits from a newly fitted en suite.

Venturing to the second floor, a spacious attic bedroom awaits, offering a private retreat with plenty of natural light. The lower ground floor presents a versatile basement area, which can serve as a home office, alongside a showroom, utility room, and additional storage space, catering to all your practical needs.

The exterior of the property is equally impressive, featuring a detached garage equipped with an electric vehicle charging point, reflecting modern living conveniences. Additionally, there is a partial conversion into a garden room or hobby room, complete with plumbing for a potential bathroom installation, allowing for further personalisation to suit your lifestyle.

Surrounded by the soothing sounds of a nearby babbling brook, this home is set in a serene environment, making it a perfect sanctuary for families. The location offers excellent access to Burnley and is situated in a popular area of Rossendale, ensuring that you are never far from local amenities and attractions. This spacious family home is a rare find and is sure to appeal to those seeking both comfort and convenience in a

Burnley Road East, Rossendale, BB4 9PG
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 3  3  1  D

- Spacious End Terrace Property
 - Spread Across Four Floors
 - Detached Garage with EV Charging Point
 - EPC Rating D
- Three Bedrooms
 - Overlooking Babbling Brook
 - Tenure Freehold
- Three Bathrooms
 - Double Driveway
 - Council Tax Band B

Ground Floor

Entrance Vestibule

4'6 x 3'9 (1.37m x 1.14m)

Hardwood single glazed front door, wood effect flooring and door to reception room.

Reception Room

15'0 x 13'2 (4.57m x 4.01m)

Two hardwood double glazed windows, central heating radiator, log burner with stone fireplace surround, wood effect flooring and open to kitchen.

Kitchen

14'3 x 13'7 (4.34m x 4.14m)

Hardwood double glazed window, central heating radiator, range of panelled wall and base units with laminate work surfaces, Belling range cooker with electric hob and extractor hood, tiled splashback, stainless steel sink and drainer with mixer tap, integrated dishwasher, space for fridge freezer, wood effect flooring, door to porch, door to stairs to lower ground floor and door to stairs to first floor.

Porch

14'4 x 4'4 (4.37m x 1.32m)

UPVC double glazed windows, wood effect flooring and UPVC double glazed French doors to side elevation.

Lower Ground Floor

Hall

Central heating radiator, tiled flooring, doors leading to store, utility, shower room and basement/office.

Basement/Office

13'8 x 13'0 (4.17m x 3.96m)

UPVC double glazed window, central heating radiator, Belfast ceramic sink and drainer with mixer tap, terracotta tiled flooring and door to side elevation.

Shower Room

9'3 x 4'0 (2.82m x 1.22m)

Central heated towel rail, low basin WC, pedestal wash basin with mixer tap, direct feed shower, extractor fan and tiled flooring.

Utility

9'9 x 2'10 (2.97m x 0.86m)

Plumbing for washing machine and tiled flooring.

Store

9'2 x 4'5 (2.79m x 1.35m)

First Floor

Landing

Central heating radiator, smoke detector, coving, doors leading to two bedrooms and bathroom.

Bedroom One

13'8 x 11'0 (4.17m x 3.35m)

Hardwood double glazed window, central heating radiator, fitted wardrobe and door to en suite.

En Suite

13'1 x 3'5 (3.99m x 1.04m)

Central heated towel rail, dual flush plate WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head, tiled elevations, spotlights, extractor fan and tiled flooring.

Bedroom Two

9'3 x 9'2 (2.82m x 2.79m)

Hardwood double glazed window, central heating radiator, fitted wardrobes and wood effect flooring.

Bathroom

10'11 x 4'11 (3.33m x 1.50m)

Hardwood double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, P-shaped panel bath with mixer tap and overhead direct feed shower, tiled elevations and vinyl flooring.

Second Floor

Attic Room

19'1 x 5'7 (5.82m x 1.70m)

Two Velux windows and wood effect flooring.

External

Paved garden to side, bedding areas, timber shed, log store, countryside views, steps to lower ground floor exterior, double driveway and access to detached garage.

Detached Garage

18'1 x 8'1 (5.51m x 2.46m)

Power, lighting, EV charging point and composite double glazed French doors out to decking.



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