



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		59
(39-54) E		
(21-38) F		
(1-20) G	2	
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.

Burnley Road, Lovelclough, BB4 8RG

Offers Over £425,000

A SPACIOUS THREE BEDROOM TRUE BUNGALOW SAT IN A 1/2 ACRE PLOT

Nestled on Burnley Road in the charming village of Lovelclough, Rossendale, this generously proportioned three-bedroom detached bungalow offers a delightful blend of comfort and convenience. Set within a lush half-acre plot, the property is surrounded by beautifully flowering gardens, creating a serene and picturesque setting that is perfect for relaxation and outdoor enjoyment.

As you enter the bungalow, you are welcomed into a superb open-plan kitchen and dining area, which is designed for both functionality and style. The bi-folding doors seamlessly connect the interior to the rear garden, allowing for an abundance of natural light and a wonderful flow for entertaining or family gatherings.

The bungalow features three well-sized bedrooms, including a main bedroom with the added luxury of an ensuite bathroom, providing a private retreat for the homeowners. The layout is ideal for a small family or a couple seeking the ease of single-storey living, ensuring that all essential spaces are easily accessible.

In addition to its spacious interiors, the property boasts ample off-road parking for multiple vehicles, making it convenient for residents and guests alike. With easy access to the nearby towns of Burnley and Rawtenstall, you will find a variety of amenities, schools, and recreational facilities just a short drive away.

Burnley Road, Loveclough, BB4 8RG

Offers Over £425,000

 3  2  1  G

- Impressive Detached True Bungalow
 - Open Plan Dining Kitchen
 - Ample Off Road Parking
 - EPC Rating G
- Three Bedrooms
 - 1/2 Acre Plot
 - Tenure Freehold
- Two Bathrooms
 - Stunning Landscaped Rear Garden
 - Council Tax Band C

Entrance Hall

Composite double glazed frosted front door, central heating radiator, loft access, smoke detector, cornice coving, Amtico solid wood flooring, doors leading to reception room, kitchen, three bedrooms and bathroom.

Reception Room

13'4 x 11'7 (4.06m x 3.53m)

UPVC double glazed bow window, two central heating radiators, living flame gas fire and television point.

Kitchen/Dining Area

18'7 x 15'5 (5.66m x 4.70m)

Skylight, UPVC double glazed window, central heating radiator, range of panelled wall and base units with hardwood work surfaces, central island with breakfast bar, integrated high rise double oven, four ring induction hob and extractor hood, tiled splashback, ceramic one and a half bowl sink and drainer with mixer tap, integrated fridge and freezer, plumbing for washing machine, spotlights, tiled effect flooring, door to utility/pantry and UPVC double glazed bi-folding doors to rear.

Utility/Pantry

5'10 x 5'5 (1.78m x 1.65m)

Tiled flooring.

Bedroom One

14'11 x 11'6 (4.55m x 3.51m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

En Suite

6'7 x 4'8 (2.01m x 1.42m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, multi-jet shower enclosed, extractor fan and vinyl flooring.

Bedroom Two

12'3 x 9'10 (3.73m x 3.00m)

UPVC double glazed bow window and central heating radiator.

Bedroom Three

8'2 x 5'4 (2.49m x 1.63m)

UPVC double glazed window and central heating radiator.

Bathroom

7'6 x 7'3 (2.29m x 2.21m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, part freestanding double rollout ball and clawfoot bath with floor mounted mixer tap and rinse head, spotlights, tiled elevations, extractor fan and vinyl flooring.

External

Rear

Enclosed garden with laid to lawn, paving, timber shed and bedding areas.

Front

Pattern printed concrete driveway and bedding areas.



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