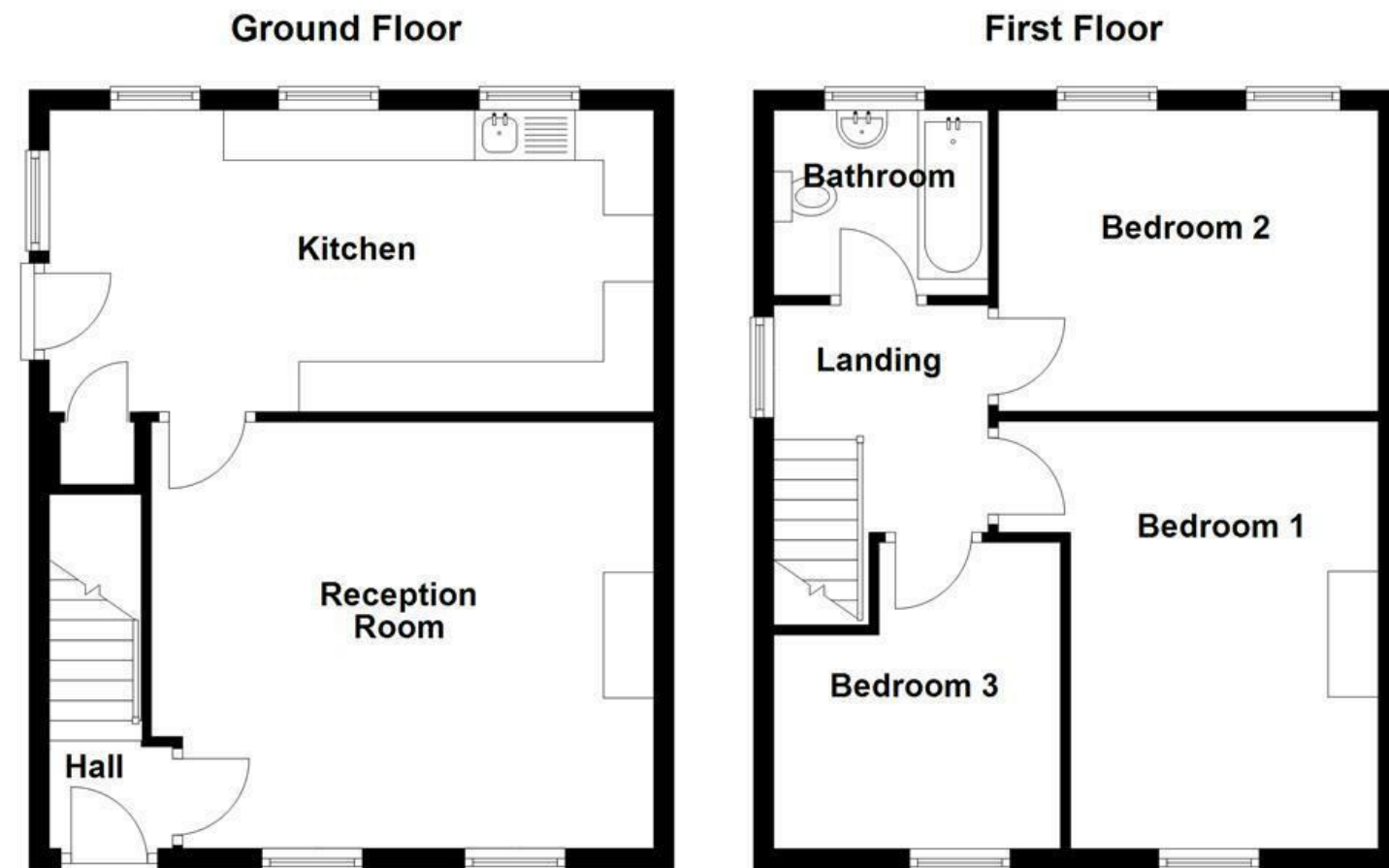




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

Fairfield Avenue, Rossendale, BB4 9TQ

£165,000

FAMILY HOME IN ROSSENDALE

Nestled on the charming Fairfield Avenue in Rossendale, this delightful house offers a perfect blend of comfort and practicality. Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests. The well-equipped kitchen is a culinary enthusiast's dream, providing ample space and modern conveniences to inspire your cooking adventures.

This property boasts two generously sized double bedrooms, ensuring plenty of room for rest and personal space. Additionally, there is a versatile third bedroom that can easily be transformed into a home office, perfect for those who work remotely or require a quiet space for study.

One of the standout features of this home is the large rear garden, which is laid to lawn, providing a wonderful outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air on sunny days.

With its appealing layout and excellent location, this house on Fairfield Avenue is an ideal choice for families or professionals seeking a comfortable and functional living space in the heart of Rossendale. Don't miss the opportunity to make this lovely property your new home.

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Fairfield Avenue, Rossendale, BB4 9TQ

£165,000

 3  1  1  D

- Terraced Property
- Contemporary Fitted Kitchen
- Off Road Parking
- EPC Rating: D
- Three Bedrooms
- Three Piece Bathroom
- Tenure: Freehold
- Spacious Reception Room
- Enclosed Large Rear Garden
- Council Tax Band: A

Ground Floor

Hall

4' x 3'4 (1.22m x 1.02m)

Composite frosted entrance door, central heating radiator, stairs to first floor and door to reception room.

Reception Room

16'5 x 13'11 (5.00m x 4.24m)

Two UPVC double glazed windows, central heating radiator, dado rail, electric fire, marble effect hearth and surround, wood mantle and door to kitchen.

Kitchen

19'9 x 9'10 (6.02m x 3.00m)

Four UPVC double glazed windows, central heating radiator, wall and base units, laminate worktops, stainless steel sink with draining board and mixer tap, tiled splash back, space for freestanding cooker, plumbing for washing machine, space for fridge freezer, under stairs storage, wood effect flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

7' x 6'8 (2.13m x 2.03m)

UPVC double glazed frosted window, central heating radiator, smoke alarm, dado rail and doors to three bedrooms and bathroom.

Bedroom One

12'5 x 9'10 (3.78m x 3.00m)

Two UPVC double glazed windows, central heating radiator and picture rail.

Bedroom Two

13'11 x 10'2 (4.24m x 3.10m)

UPVC double glazed window, central heating radiator and picture rail.

Bedroom Three

10' x 9'4 (3.05m x 2.84m)

UPVC double glazed window, central heating radiator and picture rail.

Bathroom

6'10 x 6' (2.08m x 1.83m)

UPVC double glazed frosted window, low flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and electric feed shower over, storage, part tiled elevation and tile effect flooring.

External

Front

Laid to lawn garden and steps.

Rear

Enclosed laid to lawn garden and mature shrubs.



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