



| Energy Efficiency Rating                    |           |                                                                                     |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                           |
| Very energy efficient - lower running costs |           |                                                                                     |
| (92 plus) <b>A</b>                          | <b>64</b> | <b>83</b>                                                                           |
| (81-91) <b>B</b>                            |           |                                                                                     |
| (69-80) <b>C</b>                            |           |                                                                                     |
| (55-68) <b>D</b>                            |           |                                                                                     |
| (39-54) <b>E</b>                            |           |                                                                                     |
| (21-38) <b>F</b>                            |           |                                                                                     |
| (1-20) <b>G</b>                             |           |                                                                                     |
| Not energy efficient - higher running costs |           |                                                                                     |
| <b>England &amp; Wales</b>                  |           |                                                                                     |
| 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.

## Turf Meadow, Loveclough, BB4 8FE

### Offers Over £320,000

#### AN EXCEPTIONAL FAMILY HOME

Nestled in the tranquil Turf Meadow area of Loveclough, Rossendale, this exceptional detached family home presents a wonderful opportunity for those seeking a spacious and versatile living environment. Boasting three generously sized double bedrooms and two bathrooms, this property is designed to accommodate the needs of modern family life.

The heart of the home features an inviting open plan living space, perfect for both entertaining guests and enjoying quality time with loved ones. The neutral decoration throughout provides a blank canvas, allowing you to personalise the interiors to reflect your own style and preferences. Additionally, the property benefits from a garage and off-road parking, ensuring convenience for you and your family.

Situated on a quiet cul-de-sac within a highly sought-after estate, this residence offers a peaceful retreat while remaining close to local amenities. The rear of the property is not overlooked, providing a sense of privacy and tranquillity that is often hard to find.

With its abundance of indoor and outdoor space, this home is ideal for families looking to create lasting memories. Do not miss the chance to make this remarkable property your own.

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

# Turf Meadow, Loveclough, BB4 8FE

## Offers Over £320,000

 3  2  2  D

- Spacious Detached Property
  - Ideal Family Home
  - Off Road Parking and Garage
  - EPC Rating D
- Three Bedrooms
  - Bursting with Potential
  - Tenure Freehold
- Two Bathrooms
  - Gardens to Front and Rear
  - Council Tax Band D

### Ground Floor

#### Entrance Hall

4'3 x 4'2 (1.30m x 1.27m )  
Composite double glazed frosted front door, central heating radiator, coving, smoke detector, door to reception room and stairs to first floor.

#### Reception Room

16'0 x 15'5 (4.88m x 4.70m )  
UPVC double glazed box window, central heating radiator, coving, gas fire with granite effect hearth and surround, television point, under stairs storage, open to dining room and door to kitchen.

#### Dining Room

9'0 x 8'0 (2.74m x 2.44m)  
Central heating radiator, coving and aluminium double glazed sliding door to rear.

#### Kitchen

10'8 x 9'0 (3.25m x 2.74m)  
UPVC double glazed window, central heating radiator, range of panelled wall and base units with granite effect work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated high rise double oven, four ring gas hob and extractor hood, space for fridge freezer, tiled effect lino flooring and door to utility.

#### Utility

5'9 x 4'11 (1.75m x 1.50m)  
Plumbing for washing machine, Worcester boiler, extractor fan, tiled effect lino flooring, door to W/C and composite double glazed frosted door to side elevation.

#### WC

4'11 x 3'0 (1.50m x 0.91m)  
UPVC double glazed frosted window, central heating radiator, wall mounted wash basin with traditional taps, low basin WC and tiled effect lino flooring.

### First Floor

#### Landing

9'4 x 5'6 (2.84m x 1.68m )  
Central heating radiator, smoke detector, loft access, storage cupboard, doors leading to three bedrooms and bathroom.

#### Bedroom One

11'6 x 11'3 (3.51m x 3.43m )  
UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

#### En Suite

6'10 x 5'8 (2.08m x 1.73m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, direct feed shower enclosed, pedestal wash basin with traditional taps, tiled elevations and extractor fan.

#### Bedroom Two

12'3 x 11'2 (3.73m x 3.40m )  
UPVC double glazed window, central heating radiator and fitted wardrobe.

#### Bedroom Three

11'2 x 8'9 (3.40m x 2.67m)  
UPVC double glazed window, central heating radiator and fitted wardrobe.

#### Bathroom

8'4 x 5'6 (2.54m x 1.68m )  
UPVC double glazed frosted window, central heating radiator, panel bath with mixer tap and rinse head, low basin WC, pedestal wash basin with traditional taps, tiled elevations and extractor fan.

#### External

#### Rear

Laid to lawn garden with paving.

#### Front

Laid to lawn garden, off road parking and access to garage.



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