



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
	51	79
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.

Hameldon Road, BB4 8RL

Offers In The Region Of £330,000

AN EXCEPTIONAL FAMILY HOME

Nestled on the charming Hameldon Road in Loveclough, Rossendale, this impressive semi-detached house is a true gem. Having been thoughtfully extended and meticulously presented, the property boasts a high standard of finish that is sure to impress.

As you step inside, you will be greeted by an abundance of indoor space, perfect for family living. The layout is designed to accommodate modern lifestyles, ensuring comfort and convenience at every turn. The property also features ample outdoor space, ideal for children to play or for hosting gatherings with friends and family. With off-road parking available for multiple vehicles, you will never have to worry about finding a space.

One of the standout features of this home is the air conditioning system, which provides both heating and cooling, ensuring a comfortable environment throughout the year which is extremely efficient with low cost. The impressive loft conversion adds significant value, creating an enviable fourth bedroom that can serve as a guest room, home office, or playroom.

This property is not only spacious and well-equipped but also enjoys a sense of privacy, as it is not overlooked by neighbouring homes. It truly represents the perfect family home, offering everything you could desire in a residence.

Hameldon Road, BB4 8RL

Offers In The Region Of £330,000

 4  1  2  E

- Semi Detached Property
 - Contemporary Fitted Kitchen
 - Off Road Parking For Multiple Vehicles
 - EPC Rating: E
- Four Bedrooms
 - Three Piece Modern Shower Room
 - Tenure: Leasehold
- Two Reception Rooms
 - Enclosed Rear Garden
 - Council Tax Band: C

Ground Floor

Hall

6'7 x 5'11 (2.01m x 1.80m)
UPVC double glazed frosted entrance door, UPVC double glazed frosted window, central heating radiator, smoke alarm, wood effect laminate flooring, stairs to first floor and door to reception room one.

Reception Room One

16'4 x 13'4 (4.98m x 4.06m)
UPVC double glazed window, central heating radiator, wall mounted electric fire, TV point, wood effect laminate flooring and open access to kitchen.

Kitchen

16'10 x 8'1 (5.13m x 2.46m)
UPVC double glazed window, mixed panel wall and base units, granite effect worktops, tiled splash back, one and half bowl stainless steel sink with draining board and mixer tap, electric double cooker with five burner gas hob, integrated extractor hood, space for American style fridge freezer, plumbing for washing machine, space for dryer, integrated Ideal boiler, part tile effect lino flooring, part wood effect laminate flooring, under stairs pantry and open access to reception room two and conservatory.

Conservatory

11'9 x 8'1 (3.58m x 2.46m)
UPVC double glazed windows, Fujitsu hot and cold air conditioning, polycarbonate roof, wood effect laminate floor and UPVC double glazed French doors to rear.

Reception Room Two

14'10 x 7'8 (4.52m x 2.34m)
Two UPVC double glazed windows, Samsung hot and cold air conditioning and TV point.

First Floor

Landing

16'10 x 7'8 (5.13m x 2.34m)
Smoke alarm, storage cupboard and doors to three bedrooms, shower room and further landing.

Bedroom One

13'5 x 9'9 (4.09m x 2.97m)
UPVC double glazed window, central heating radiator and Mitsubishi hot and cold air conditioning.

Bedroom Two

14'10 x 7'8 (4.52m x 2.34m)
Two UPVC double glazed windows, central heating radiator, Fujitsu hot and cold air conditioning and loft access.

Bedroom Three

9'7 x 8'2 (2.92m x 2.49m)
UPVC double glazed window and central heating radiator.

Shower Room

6'8 x 5'6 (2.03m x 1.68m)
UPVC double glazed frosted window, low flush WC, pedestal wash basin with mixer tap, direct feed rainfall shower and rinse head in corner enclosure, PVC panel ceiling, part PVC panel elevation, part tiled elevation and wood effect lino flooring.

Further Landing

10' x 6'7 (3.05m x 2.01m)
UPVC double glazed window, central heating radiator, under stairs storage and stairs to second floor.

Second Floor

Bedroom Four

16'10 x 15' (5.13m x 4.57m)
Velux window, Highcool hot and cold air conditioning, spotlights, smoke alarm and eaves storage.

External

Front

Tarmac drive for multiple vehicles.

Rear

Laid to lawn garden, paving, decking, stone chips, bedding areas and mature shrubs.



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