



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	80
(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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Greenbank Street, Rossendale, BB4 7PD

Offers Over £170,000

SPACIOUS TWO BEDROOM MID TERRACED PROPERTY NOT TO BE MISSED

Situated on Greenbank Street in Rossendale, this delightful mid-terrace house offers a perfect blend of modern living and comfort. Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests. The contemporary fitted kitchen is a highlight, providing a stylish and functional space for culinary enthusiasts.

This property boasts two well-proportioned bedrooms and attic room, ensuring ample space for family or guests. The attic room, located in the loft, is a unique feature that includes a separate WC and convenient storage, enhanced by Velux windows that flood the room with natural light.

The modern bathroom is thoughtfully designed, catering to the needs of a busy household. Outside, the property features a fenced courtyard, providing a private area for outdoor enjoyment. Additionally, the ample paved yard space offers further opportunities for gardening or outdoor activities.

This home is perfect for those seeking a blend of modern amenities and a welcoming atmosphere in a desirable location. With its spacious layout and thoughtful features, it presents an excellent opportunity for families or individuals looking to settle in the vibrant community of Rossendale.

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 **2**  **1**  **1**  **D**

- Tenure Freehold
 - On Street Parking
 - Ideal Family Home
 - Easy Access To Major Network Links
- Council Tax Band A
 - Three Well Proportioned Bedrooms
 - Viewing Essential
- EPC Rating D
 - Contemporary Fitted Kitchen And Three Piece Bathroom Suite
 - Ample Enclosed Rear Yard Space

Ground Floor

Entrance

Composite frosted door to reception room.

Reception Room

14'5 x 13'1 (4.39m x 3.99m)
UPVC double glazed window, central heating radiator, feature wall light, door to stairs to first floor and door to kitchen.

Kitchen

14'4 x 10'4 (4.37m x 3.15m)
UPVC double glazed window, composite frosted door to rear, gloss wall and base units, wood effect surface, stainless steel sink and drainer with mixer tap, integrated oven, five ring gas hob, tiled splash back, extractor hood, plumbed for washing machine, space for fridge freezer, under stairs storage, spotlights and wood effect flooring.

First Floor

Landing

14'11 x 6'7 (4.55m x 2.01m)
Central heating radiator, doors to two bedrooms, bathroom and stairs to second floor.

Bedroom One

14'9 x 9'10 (4.50m x 3.00m)
UPVC double glazed window and central heating radiator.

Bedroom Two

9' x 7'1 (2.74m x 2.16m)
UPVC double glazed window and central heating radiator.

Bathroom

7'2 x 5'2 (2.18m x 1.57m)
UPVC frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, wood panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, tiled elevation, extractor fan and wood effect laminate flooring.

Second Floor

Storage

11'4 x 9'11 (3.45m x 3.02m)
Velux window and door to attic room.

Attic Room

14'11 x 11'10 (4.55m x 3.61m)
Velux window, eave storage, central heating radiator and door to WC.

WC

7' x 3' (2.13m x 0.91m)
Dual flush WC, pedestal wash basin with mixer tap and wood effect flooring.

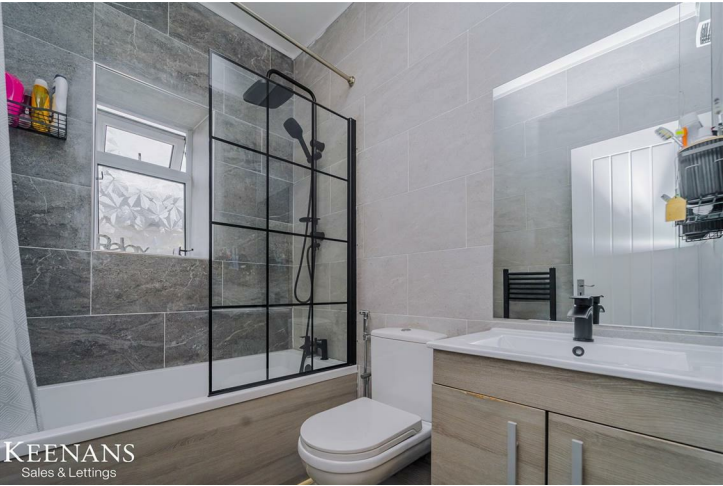
External

Rear

Enclosed paved yard with gate to shared access road.

Front

Enclosed paved courtyard.



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