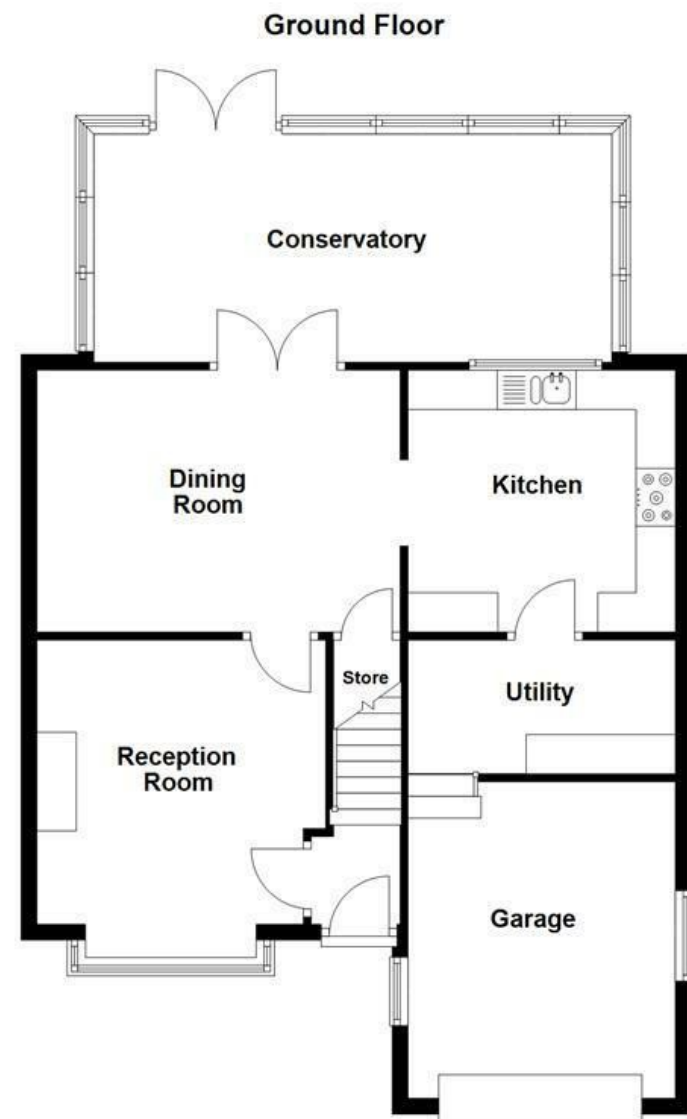




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Fern Street, Rossendale, BB4 9BL

£235,000

CHARMING THREE BEDROOM SEMI DETACHED PROPERTY

Welcome to Fern Street in Rossendale, this delightful three-bedroom semi-detached house presents an excellent opportunity for families seeking a comfortable and low-maintenance home. The property boasts a lovely rear garden, perfect for outdoor relaxation and play, alongside a large driveway that accommodates multiple vehicles, ensuring convenience for residents and guests alike.

Inside, the home features a spacious kitchen that is ideal for culinary enthusiasts, complemented by a cosy lounge complete with a log burner, creating a warm and inviting atmosphere during the colder months. The separate dining room provides an excellent space for family meals and entertaining friends, while the bright conservatory offers a serene spot to enjoy the garden views throughout the year.

The first floor is home to generously sized bedrooms, providing ample space for rest and relaxation. Additionally, the property includes both a shower room and a family bathroom, catering to the needs of a busy household.

Situated in a great, quiet location, this property is still conveniently close to local amenities and transport links, making it an ideal choice for those who appreciate both tranquility and accessibility. This house is truly a wonderful family home, ready to welcome its new owners.

Fern Street, Rossendale, BB4 9BL

£235,000



- Spacious Semi Detached Property
- Contemporary Fitted Kitchen
- Off Road Parking and Garage
- EPC Rating TBC
- Three Bedrooms
- Perfect Family Home
- Tenure Leasehold
- Two Bathrooms
- Low Maintenance Rear Garden
- Council Tax Band B

Ground Floor

Entrance Hall

5'3 x 3'3 (1.60m x 0.99m)
Composite double glazed frosted front door, coving, dado rail, door to reception room and stairs to first floor.

Reception Room

11'10 x 11'4 (3.61m x 3.45m)
UPVC double glazed box window, central heating radiator, coving, ceiling rose, two feature wall lights, log burner with exposed brick surround and stone flag hearth, wood effect flooring and door to dining room.

Dining Room

15'2 x 10'1 (4.62m x 3.07m)
Central heating radiator, coving, spotlights, two feature wall lights, wood effect flooring, under stairs storage, open to kitchen and UPVC double glazed French doors to conservatory.

Conservatory

21'6 x 9'6 (6.55m x 2.90m)
UPVC double glazed windows, polycarbonate roof, central heating radiator, wood effect flooring and UPVC double glazed French doors to rear.

Kitchen

12'4 x 11'2 (3.76m x 3.40m)
UPVC double glazed window, coving, range of panelled wall and base units with laminate work surfaces, tiled splashback, ceramic one and a half bowl sink and drainer with mixer tap, two integrated ovens with five ring gas hob and extractor hood, integrated fridge freezer, spotlights, wood effect flooring and door to utility.

Utility

11'5 x 5'7 (3.48m x 1.70m)
Plumbing for washing machine, space for dryer, integrated boiler and door to steps to garage.

Garage

13'2 x 11'4 (4.01m x 3.45m)
Two UPVC double glazed frosted windows, power, storage and up and over garage door.

First Floor

Landing

10'6 x 6'0 (3.20m x 1.83m)
Central heating radiator, coving, smoke detector, doors leading to three bedrooms, bathroom and shower room.

Bedroom One

14'4 x 11'6 (4.37m x 3.51m)
UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Bedroom Two

13'7 x 10'5 (4.14m x 3.18m)
Two UPVC double glazed windows, two central heating radiator, dado rail, loft access, fitted wardrobes and wood effect flooring.

Bedroom Three

12'2 x 8'6 (3.71m x 2.59m)
UPVC double glazed window and central heating radiator.

Bathroom

11'6 x 6'1 (3.51m x 1.85m)
Two UPVC double glazed frosted windows, central heated towel rail, traditional flush WC, pedestal wash basin with traditional taps, panel bath with mixer tap and rinse head, partially tiled elevations and wood effect flooring.

Shower Room

5'9 x 5'5 (1.75m x 1.65m)
UPVC double glazed frosted window, central heated towel rail, pedestal wash basin with traditional taps, dual flush WC, electric feed shower enclosed and partially tiled elevations.

External

Rear

Enclosed garden with paving, artificial lawn and stone chippings.

Front

Bedding area, steps to front entrance door, paved driveway and access to garage.



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