



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>75</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		
England & Wales		EU Directive 2002/91/EC

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## Laneside Road, Rossendale, BB4 6PG

### Offers Over £400,000

#### CHARMING FOUR/FIVE BEDROOM DETACHED FAMILY HOME

Located on Laneside Road in Haslingden, Rossendale, this impressive four/five-bedroom detached house offers an exceptional family living experience. Set on a substantial plot, the property boasts a massive driveway that can accommodate multiple vehicles, along with a double garage for added convenience.

Upon entering, you will find a spacious kitchen that is perfect for family gatherings and entertaining guests. The separate utility room enhances practicality, ensuring that daily chores are easily managed. The cosy lounge, complete with a log burner, provides a warm and inviting atmosphere, ideal for relaxing evenings.

The ground floor also features a convenient downstairs WC, while the first floor is home to all four/five generously sized double bedrooms. Each room offers ample space and comfort, making it an ideal setting for family members or guests. Additionally, there is a well-appointed shower room to serve the upper level.

This property further benefits from a versatile additional reception room, which can be transformed into a playroom, study, or additional living space to suit your needs. The lovely garden, complete with a tranquil pond, provides a serene outdoor retreat, perfect for enjoying sunny days or hosting summer barbecues.

In summary, this fantastic family home combines spacious living areas, practical amenities, and a beautiful garden, making it a perfect choice for those seeking comfort and convenience in a desirable location. Don't miss the opportunity to make this wonderful property your own.



Laneside Road, Rossendale, BB4 6PG  
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 4  2  3  C

- Exceptional Detached Property
  - Abundance of Living Space
  - Ample Off Road Parking and Double Garage
  - EPC Rating C
- Four/Five Bedrooms
  - Bursting with Potential
  - Tenure Freehold
- Two Bathrooms
  - Spacious Rear Garden
  - Council Tax Band E

Ground Floor

Entrance Porch

5'4 x 4'0 (1.63m x 1.22m)  
UPVC double glazed front door, UPVC double glazed windows, wood cladding to ceiling, wood effect lino flooring and hardwood double glazed frosted door to hall.

Hall

13'4 x 7'0 (4.06m x 2.13m)  
Central heating radiator, smoke detector, doors leading to WC, dining room, kitchen and stairs to first floor.

WC

5'2 x 2'6 (1.57m x 0.76m)  
UPVC double glazed frosted window, traditional flush WC, wall mounted wash basin with traditional taps, wood cladding to ceiling, tiled elevations and wood effect lino flooring.

Kitchen

14'2 x 9'11 (4.32m x 3.02m)  
UPVC double glazed window, central heating radiator, range of panelled wall and base units with laminate work surfaces, stainless steel sink and drainer with traditional taps, integrated high rise double Bosch oven, five ring gas hob and extractor hood, space for fridge freezer, wood cladding to ceiling, partially tiled elevations, tiled effect lino flooring, doors leading to reception room one and utility.

Utility

15'1 x 7'5 (4.60m x 2.26m )  
Two UPVC double glazed frosted windows, central heating radiator, range of panelled wall and base units with wood effect work surfaces, plumbing for washing machine, space for dryer, Vaillant boiler, wood cladding to ceiling, smoke detector, loft access, lino flooring and UPVC double glazed frosted doors to front and rear.

Dining Room

11'7 x 9'10 (3.53m x 3.00m)  
UPVC double glazed window, central heating radiator, ceiling fan, open to reception room one and door to reception room two.

Reception Room One

18'3 x 11'7 (5.56m x 3.53m)  
Central heating radiator, coving, cast iron log burner with stone hearth, wood effect laminate flooring and UPVC double glazed sliding doors to conservatory.

Conversatory

12'2 x 8'1 (3.71m x 2.46m)  
UPVC double glazed windows, double glazed roof, tiled flooring and UPVC double glazed frosted sliding doors to rear.

Reception Room Two

18'1 x 10'2 (5.51m x 3.10m)  
UPVC double glazed window, central heating radiator, smoke detector, loft access, doors leading to bathroom and garage.

Bathroom

9'5 x 7'8 (2.87m x 2.34m)  
UPVC double glazed frosted window, central heating radiator, corner bath with traditional taps and jets, pedestal wash basin with traditional taps, electric feed shower enclosed, extractor fan, tiled elevations and tiled effect lino flooring.

Double Garage

18'8 x 18'7 (5.69m x 5.66m)  
Power, lighting, two hardwood single glazed windows, hardwood door to rear and up and over garage door.

First Floor

Landing

12'0 x 10'0 (3.66m x 3.05m)  
UPVC double glazed window, loft access, smoke detector, doors leading to three bedrooms, dressing room, shower room and storage.

Dressing Room

15'1 x 12'3 (4.60m x 3.73m)  
UPVC double glazed window, central heating radiator, fitted wardrobes, wood effect lino flooring and door to bedroom one.

Bedroom One

26'4 x 9'4 (8.03m x 2.84m)  
Three UPVC double glazed windows, central heating radiator and electric heater.

Bedroom Two

12'8 x 11'8 (3.86m x 3.56m)  
UPVC double glazed window, central heating radiator, fitted wardrobes and dresser.

Bedroom Three

10'0 x 7'2 (3.05m x 2.18m )  
UPVC double glazed window and central heating radiator.

Bedroom Four

10'0 x 7'1 (3.05m x 2.16m)  
UPVC double glazed window, central heating radiator and fitted wardrobes.

Shower Room

7'1 x 6'8 (2.16m x 2.03m)  
UPVC double glazed frosted window, electric heater, dual flush WC, pedestal wash basin with mixer tap, electric feed shower enclosed, wood cladding to ceiling, extractor fan, tiled elevations and wood effect lino flooring.

External

Rear

Enclosed garden with paving, laid to lawn, bedding areas, pond, stone chippings and timber shed.

Front

Gated block paved driveway, slate chippings, mature shrubbery and access to double garage.



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