



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		50	75
(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.

Rhodes Avenue, Rossendale, BB4 4JS

Offers In The Region Of £279,950

A FANTASTIC THREE BEDROOM SEMI-DETACHED HOME, IN A PEACEFUL LOCATION!

Situated in a popular area of Helmshore stands this superb, three bedroom semi-detached home in a quiet cul de sac with parking facilities and superb views of Musbury Tor and surrounding hills. Benefitting from great sized living accommodation, and wraparound laid to lawn gardens, the property is the ideal purchase for a small family.

The property comprises briefly: A front entrance vestibule leading to a hallway. The hallway provides access to a front reception room, cloakroom leading through to WC, and also houses a staircase to the first floor. Through the front reception room you can reach a spacious fitted kitchen. To the first floor, there are three bedrooms and a three piece bathroom suite. Externally to the rear, there is an enclosed laid to lawn garden wrapping round to the front.

Call our Rawtenstall office at your earliest convenience to arrange a viewing or for further information.

Rhodes Avenue, Rossendale, BB4 4JS

Offers In The Region Of £279,950



- Semi Detached Property
- Perfect Family Home
- Wrapround Garden
- EPC Rating E
- Three Bedrooms
- Spacious Rooms
- Tenure TBC
- Three Piece Bathroom
- Contemporary Fitted Kitchen
- Council Tax Band C

Ground Floor

Laid to lawn garden which wraps around to the front and a timber shed.

Entrance Vestibule

Double glazed storm door, Utility meter cupboard and single glazed door to hall.

Hall

Stairs to first floor, central heating radiator, fitted cloaks cupboard, UPVC double glazed window and door to reception room one.

Cloakroom

Shelving, coat hooks and door to WC.

WC

UPVC double glazed window, WC unit, wall mounted wash basin, part tiled elevations and a central heating radiator.

Reception Room

21'3 x 11'4 (6.48m x 3.45m)

UPVC double glazed window, two central heating radiators, television point, electric fire to chimney breast, and feature solid wood door to kitchen.

Kitchen

14'6 x 9'8 (4.42m x 2.95m)

UPVC double glazed window, central heating radiator, Vaillant combination boiler, wood panelled wall and base units, laminate worktops, tiled splash backs, stainless steel sink, drainer and mixer tap, electric oven in high rise unit, four ring gas hob with extractor fan, plumbing for washing machine and a UPVC rear entrance door.

First Floor

Landing

UPVC double glazed window, loft access, doors to three bedrooms and bathroom.

Bedroom One

13'6 x 10'9 (4.11m x 3.28m)

UPVC double glazed window with enviable views of surrounding hills and church spire, central heating radiator, fitted wardrobes and dresser, feature wall light, television point and telephone point.

Bedroom Two

9'6 x 7'6 (2.90m x 2.29m)

UPVC double glazed window and a central heating radiator.

Bedroom Three

6'5 x 6'3 (1.96m x 1.91m)

UPVC double glazed window and a central heating radiator.

Bathroom

7'7 x 4'5 (2.31m x 1.35m)

UPVC double glazed frosted window, WC unit, pedestal wash basin, panelled bath with direct feed shower over, part tiled elevations, central heating radiator and overhead storage.

Exterior

Rear

