



ROSSENDALE ROAD

**PE** PICKER  
ELLIOTT  
ESTATE AGENTS

Rosendale Road, Earl Shilton LE9 7LX

£180,000

**PE** PICKER  
ELLIOTT  
ESTATE AGENTS

110 CASTLE STREET,  
HINCKLEY, LE10 1DD  
01455 612613

Nestled on Rossendale Road in Earl Shilton, this end terrace house is a hidden gem waiting to be discovered. Boasting a spacious entrance hallway, one reception room, a dining kitchen, three cosy bedrooms, and a well-appointed bathroom, this property offers a comfortable living space perfect for families or individuals alike.

Built in the year 2000, this home spans across 797 square feet, providing ample space for daily living and entertaining. While it may require a touch of decoration, this presents a fantastic opportunity for you to unleash your creativity and truly make this house your own.

Convenience is key with parking available for two vehicles, ensuring you never have to worry about finding a spot. Situated within walking distance of local amenities and schools, this home offers the perfect blend of tranquillity and accessibility. With good access to popular commuter routes, you'll find yourself seamlessly connected to the hustle and bustle of everyday life.

Offered for sale with no onward chain, this property is ready and waiting for you to make it your own. Don't miss out on this fantastic opportunity to create the home of your dreams in this delightful corner of Earl Shilton.



### Entrance Hall

6'7" x 10'6" (2.01m x 3.20m)

Features a UPVC double-glazed window, under-stairs cupboard, electric fuse box, and heating thermostat.

### Living Room

12'1" x 13'7" (3.68m x 4.14m)

Includes a UPVC double-glazed window and a radiator.

### Kitchen Diner

8'6" x 13'6" (2.59m x 4.11m)

Equipped with fitted Shaker-style wall and base units, an inset sink with mixer tap, roll-edge worktop, integrated electric oven, gas hob, extractor, UPVC double-glazed door leading to the rear garden, UPVC double-glazed windows, and a radiator.

### Landing

With loft access.

### Bedroom One

8'10" x 13'9" (2.69m x 4.19m)

Contains a UPVC double-glazed window and a radiator.

### Bedroom Two

12'3" x 7'5" (3.73m x 2.26m)

Features a UPVC double-glazed window and a radiator.

### Bedroom Three

12'1" x 5'10" (3.68m x 1.78m)

Includes a UPVC double-glazed window and a radiator.

### Bathroom

Comprises a white panel bath, low-level WC, pedestal sink, glass shower screen, extractor, and a UPVC double-glazed window.

### Frontage

Small lawned area with steps at the side leading to the main entrance door.

### Outside

#### Rear Garden

Garden mainly laid to lawn with a slabbed path leading to the rear gate, which provides access to off-road parking for two vehicles.

### Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.

2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.

3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.

4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

5. Where reference is made to planning permissions or potential uses such information is given in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.

6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations you may have of the property.

7. The information in these particulars is given without responsibility on the part of the Sole Agents or their Clients. The particulars do not form any part of an offer or a contract and neither the Sole Agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

8. All main services are understood to be connected

but have not been tested by the Agents.

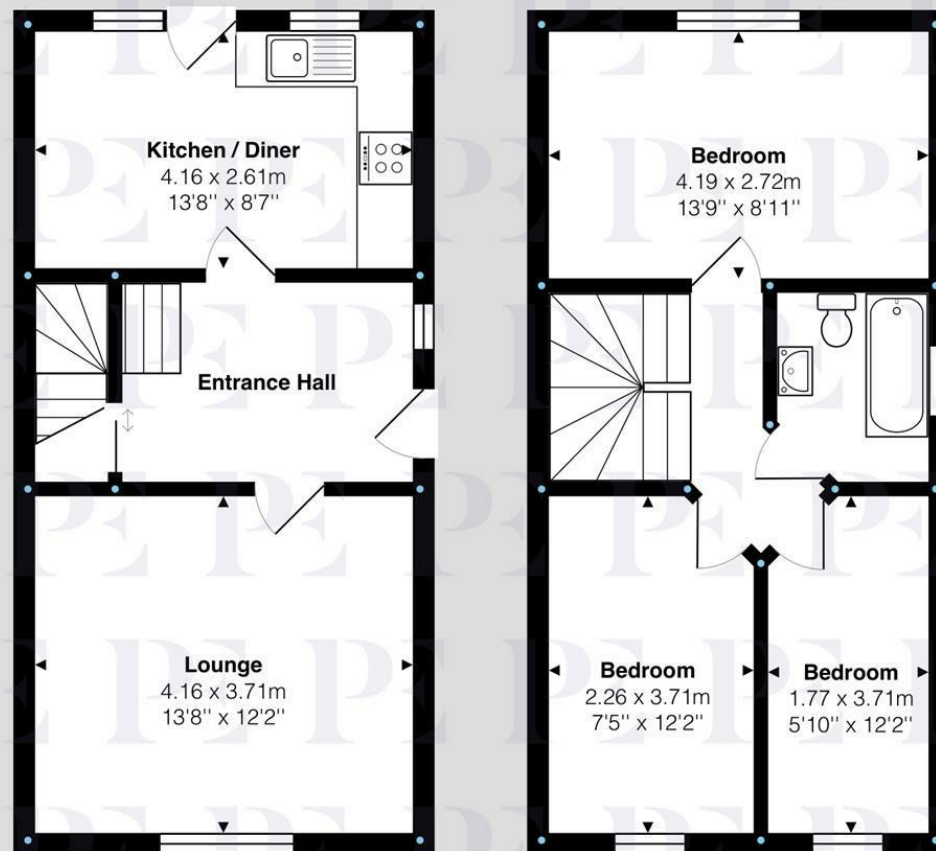
9. We accept no liability for the content of the video and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).

10. Copyright and Social Media: Unless we agree otherwise with you in writing, we hold the copyright on all photographic and video marketing material used to market your home and these should not be reproduced by any third party without our express consent. Furthermore, we reserve the right to use these for marketing initiatives in order to promote your property or the Company. We may use various options for marketing including all social media and mailing campaigns and should you have any concerns relating to this then you should let us know as soon as possible. MONEY LAUNDERING REGULATIONS -In line with current money laundering regulations, prospective buyers who have an offer accepted on a property, will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.



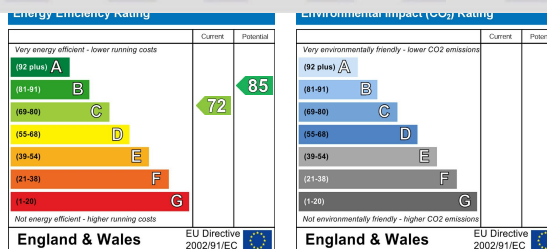


**PE** PICKER  
ELLIOTT  
ESTATE AGENTS



Total Area: 73.8 m<sup>2</sup> ... 794 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Registered company name: **Picker Elliott LTD**  
 Company registration number: **09153786**  
 VAT Number: **199 0836 58**

