



Vale Street, Rossendale, Lancashire OL13 9EP Price £230,000

A STUNNING, BRAND-NEW BUILT DEVELOPMENT IN BACUP IN ROSSENDALE

THREE FOUR BEDROOM, TOWN HOUSES WITH A LOFT ROOM - NOW AVAILABLE FOR SALE*** GREAT FAMILY HOMES ***

To the front of the property there is a double tarmacked drive with two parking spaces available for the homeowners and then street parking nearby for any visitors. Upon entering the house, it leads into a hallway with stairs to the first floor, to your right there is a good-sized lounge which then leads into a spacious kitchen/dining room with a tiled floor and modern fitted kitchen. A downstairs toilet comes with this property for the ease of family living and from the kitchen there are patio doors which lead you out into the two-tier garden. The bottom tier includes decking and then paved flooring down the side of the property to the front driveway, the decking matches the staircase leading up to the second tier which has a grass garden. The first floor of the property offers three bedrooms, one with an ensuite and then the family bathroom on the same floor, to the second floor you have a spacious loft room which offers spotlights, storage space and Velux windows.

The property benefits from everything being new, modern black bathroom fittings, gas central heating, uPVC double glazing and is well built and very desirable. This new development is bringing a new feel and look to Bacup.

The stunning new development is located within a five-minute walk to the centre of Bacup which has easy access to schools, shopping, local amenities, and transport links to Rawtenstall, Burnley, Todmorden, Whitworth and Rochdale.

Lifestyle Sales and Lettings urge interested parties to arrange an internal inspection as soon as possible to avoid disappointment.

Living room
11'1" x 14'9" (3.40 x 4.50)



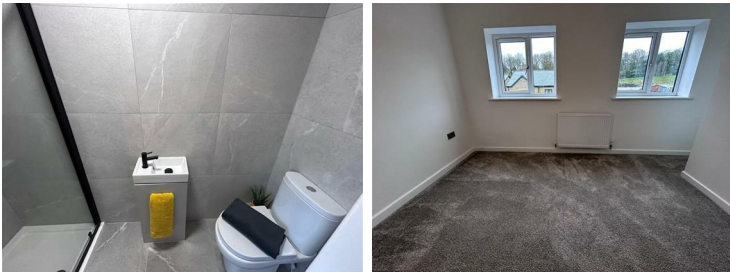
Kitchen
14'5" x 13'1" (4.40 x 4)



Garden



Bedroom 1
10'9" x 10'2" (3.30 x 3.10)



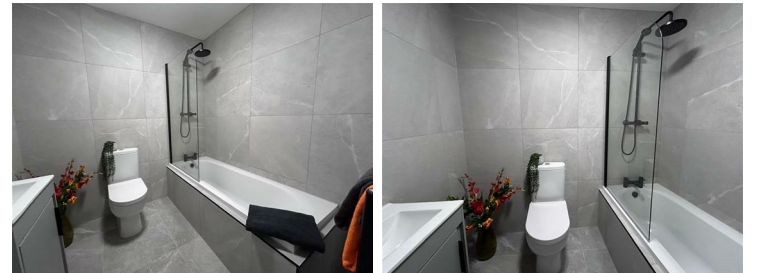
Bedroom 2
7'2" x 10'2" (2.20 x 3.10)



Bedroom 3
6'10" x 9'10" (2.10 x 3.00)



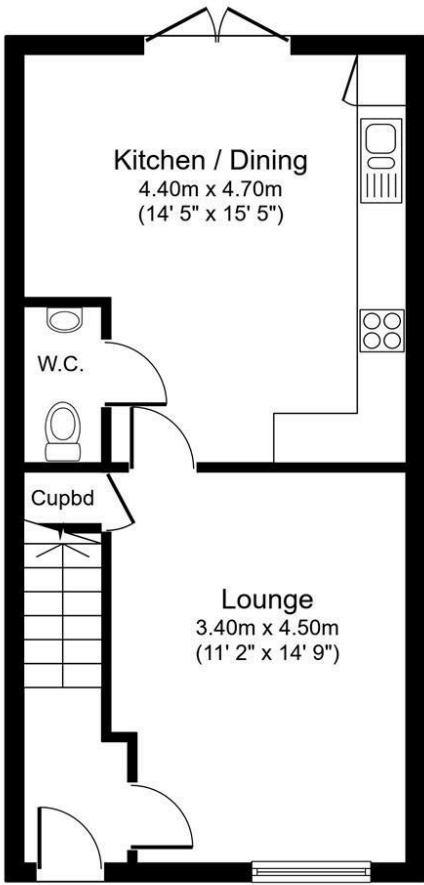
Bathroom



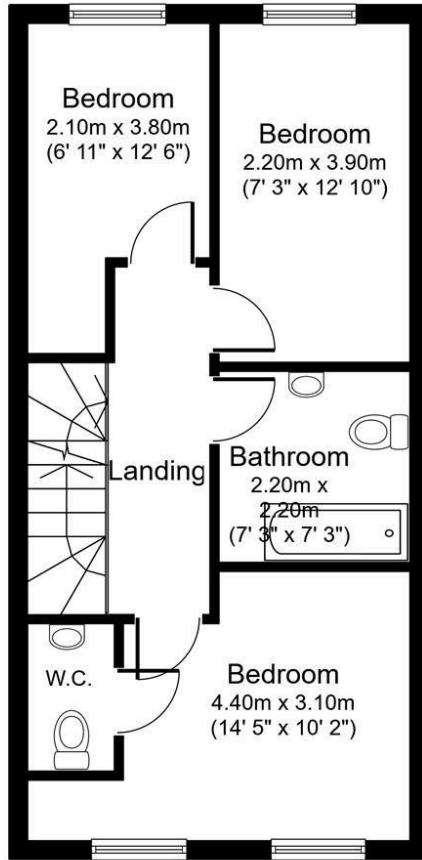
Loft
14'5" x 21'3" (4.40 x 6.50)



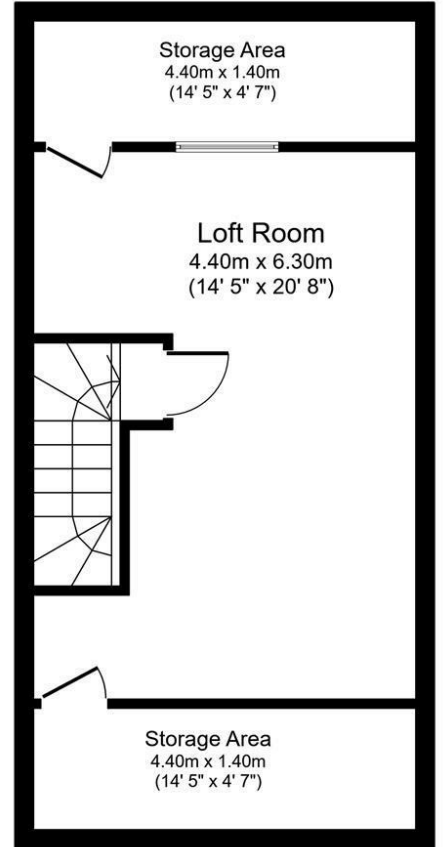
Total floor area 123.2 sq.m. (1,326 sq.ft.) approx



Ground Floor



First Floor



Second Floor

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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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
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