



The
Auction
Group

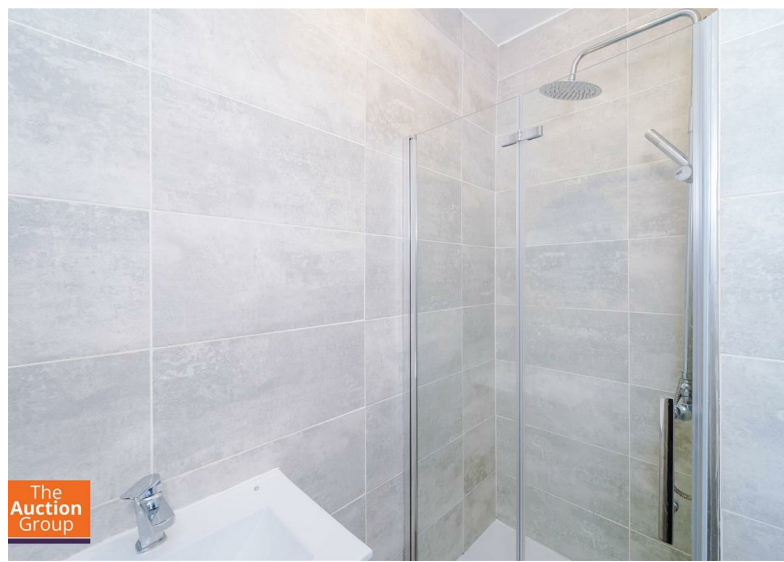
Parrock Parade, Rossendale, BB4 8AW

Auction Guide £80,000

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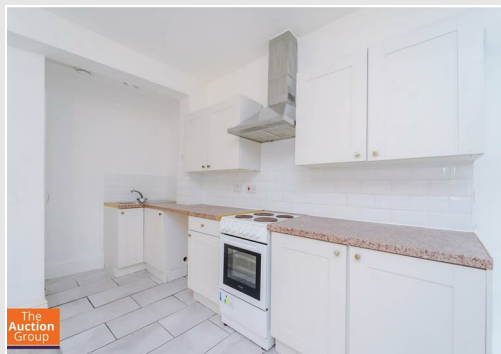
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Ground Floor

Entrance

UPVC double glazed frosted door to open plan reception/kitchen.

Reception Room/Kitchen

15'6 x 14'9 (4.72m x 4.50m)

UPVC double glazed window, two central heating radiators, two feature wall lights, range of panel wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, space for electric oven with four ring electric hob, integrated extractor hood, space for fridge freezer and washing machine, Glow Worm boiler, part wood effect laminate flooring and part tiled floor, stairs to first floor and door to stairs to cellar.

Lower Ground Floor

Cellar

18'1 x 3'6 (5.51m x 1.07m)

Inset shelving, electric meter, power and lighting.

First Floor

Landing

7'8 x 5' (2.34m x 1.52m)

Smoke alarm, doors to two bedrooms, shower room and WC.

Bedroom One

9'6 x 9'1 (2.90m x 2.77m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10' x 4'11 (3.05m x 1.50m)

UPVC double glazed window, central heating radiator and loft access.

Shower Room

6'1 x 4'4 (1.85m x 1.32m)

Central heating towel radiator, two piece suite, double direct feed rainfall shower enclosure with rinse head, vanity top wash basin with mixer tap, tiled elevation, extractor fan and lino flooring.

WC

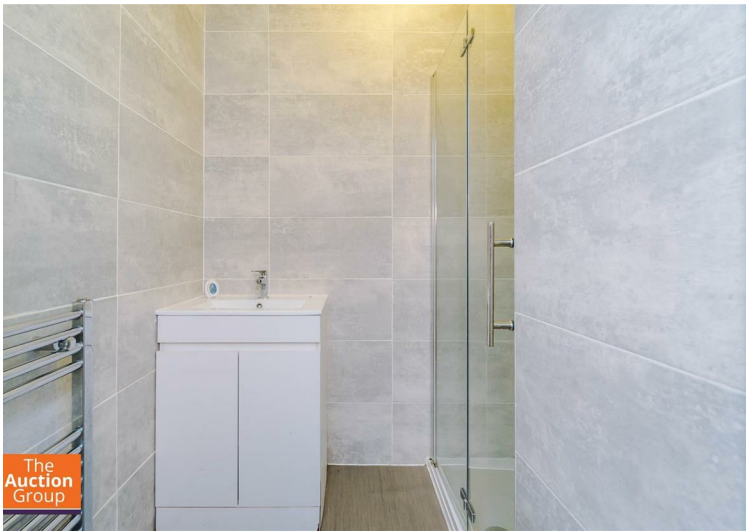
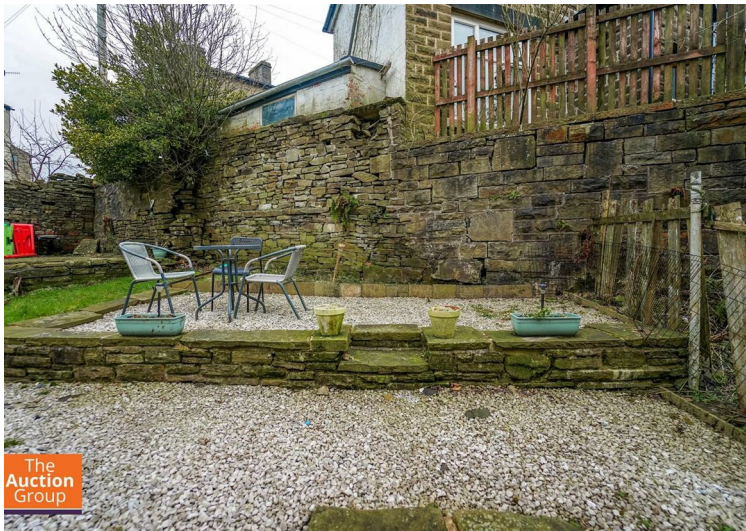
5' x 2'1 (1.52m x 0.64m)

Two Piece suite, dual flush WC, vanity top wash basin with mixer tap, extractor fan and lino flooring.

External

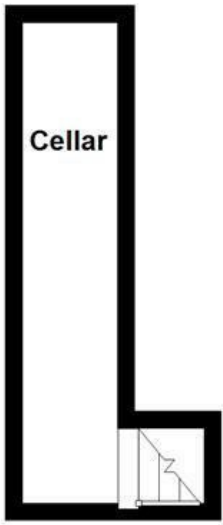
Front

Tiered stone chip garden with bedding areas.





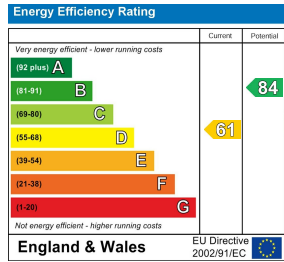
Lower Ground Floor



Ground Floor



First Floor



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