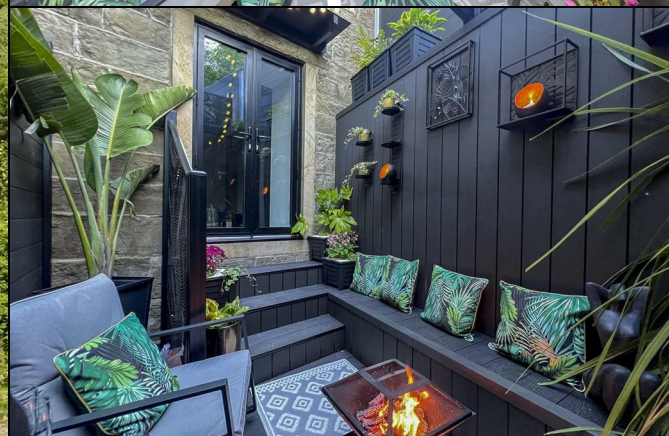
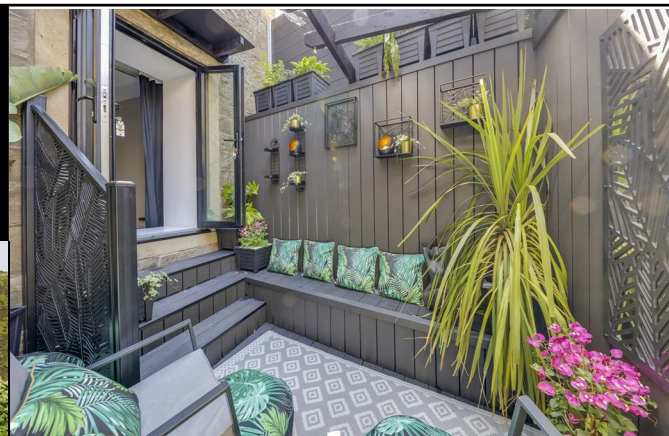




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ESTATE & LETTING AGENTS



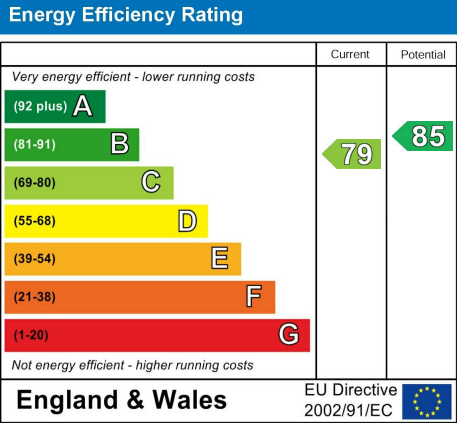
- The Warehouse, Burnley Road East
- 4 Bedroom, 3 Bathroom Semi-Detached Warehouse Conversion
- Contemporary Living Space With Retained Character Features
- Beautiful Brand New Courtyard Garden Area
- Stunning Open Plan Top Floor Lounge / Dining / Kitchen
- Impressive Entrance Hallway & Ceiling Heights Throughout
- Convenient Location & Great Local Amenities Nearby
- *** NO CHAIN DELAY, PART-FURNISHED OPTION AVAILABLE ***
- VIEWING ESSENTIAL TO FULLY APPRECIATE
- Contact Us NOW To View - Viewings Available Now

The Project, 354, Burnley Road East, Rossendale, BB4 9HU

£325,000
 Offers Over

The Project, 354, Burnley Road East, Rossendale, BB4 9HU

*** OPEN VIEWINGS, SATURDAY 31st MAY 11am-12pm - Please Contact Us To Register Attendance*** - SEMI-DETACHED CONTEMPORARY WAREHOUSE CONVERSION, GORGEOUS BRAND NEW COURTYARD GARDEN AREA, 4 BEDROOMS & 3 BATHROOMS, - A unique, bespoke, architect-designed 4 bedroom semi-detached home with unusually generous living space and stunning contemporary styling throughout. Outstanding open-plan top floor lounge / dining / kitchen, 3 bathrooms, separate utility room, perfect multi-generational living option with 3 storey layout, retained character features superb welcoming entrance hall - EPC 'C' - VIEWING ESSENTIAL & AVAILABLE NOW - Contact Us Now To View - FOR SALE WITH NO CHAIN DELAY, PART FURNISHED OPTION AVAILABLE



Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Burnley Road East, Waterfoot, Rossendale is a 4 bedroom, semi-detached character property offering deceptively generous, contemporary living space. Well laid out over 3 floors and amounting to almost 1,900sqft in all, this property is available now with NO CHAIN DELAY and also with a PART-FURNISHED OPTION AVAILABLE. Modern features abound in this home, while retained character elements such as original stone and metalwork, a stunning vaulted roof and great ceiling heights throughout, are all superbly combined with contemporary presentation. Underfloor heating throughout the property also adds another luxury touch and contributes to energy efficiency with the property boasting an EPC 'C' energy rating too.

Being a former mill warehouse, large aluminium-framed windows, French doors and internal feature glazing, allow natural light to flood the interior spaces, while also providing great privacy. The thoughtful, bespoke layout also makes the most of expansive open plan top floor living space. The kitchen has comprehensive facilities including 2 ovens, 2 warming drawers, gas hob and built in microwave, while the instant hot water tap and waste disposal add convenience and a premium touch. Centre stage, the large feature island is a real social hub and leading on from this, the dining and living areas are each also very well proportioned, providing perfect entertaining or relaxing space alike. The dining area offers ample capacity for gatherings, while the lounge has a spacious yet cosy feel with a fully fitted feature media wall.

Moving downstairs, the first floor houses the master bedroom and bedroom 2, each with their own spacious en-suites and the master has a dressing room area too. On the ground floor are a further two bedrooms, plus a shower room, utility room with boiler room and the hallway has under stairs storage too. From Bedroom 3 there are French doors out to the beautiful courtyard garden area providing amazing outdoor space too. The property's 3-storey layout itself, could also easily lend itself to multi-generational living too, as the ground floor could be readily configured as a self-contained annexe / teenage wing / granny flat, etc.

These are all accessed via the impressive entrance hallway, itself with plenty of built in storage. Indoor planting areas add interest and impact to this unusually outstanding entrance, with a further unique feature being a walk-on glass floor module over a sunken fish tank.

THIS PROPERTY IS SO MUCH MORE THAN THE SUM OF ITS PARTS OR LIST OF FEATURES AND THEREFORE, VIEWING HERE IS ABSOLUTELY ESSENTIAL TO FULLY APPRECIATE THE SCALE, FEEL AND STYLING ON OFFER.

The property briefly comprises:
Ground Floor - Entrance Hallway leading to Inner Hall, Bedroom 4 / Dressing Room, Utility Room, Boiler Room, Downstairs Shower Room, Bedroom 3 with steps & French doors out to the leased Courtyard Garden Area.
First Floor - Landing off to Bedroom 1, Dressing Room, En-Suite Bathroom, Bedroom 2, En-Suite Shower Room.
Second Floor - Landing leading to open-plan Lounge / Dining / Kitchen.

Situated close to local amenities and with open countryside a short walk away, this property enjoys a convenient location which is ideal for connections to public transport, commuter routes and motorway links too. With open countryside and parkland walks both nearby, the property also gives easy access to a 24 hour gym, dance school and food options within moments. Bacup & Rawtenstall Grammar, Waterfoot Primary School and Valley Academy are all within walking distance, while further shopping, sports & leisure, entertainment and other local amenities are all within a short distance too.



Entrance Hallwall Leading to Inner Hall 31'3" x 14'1"

Bedroom 3 / 2nd Lounge 15'2" x 13'3"

Courtyard Garden Area

Shower Room 6'1" x 7'9"

Bedroom 4 / Dressing Room 10'0" x 9'6"

Utility Room 5'1" x 6'8"

Boiler Room 5'1" x 2'6"

First Floor Landing 10'5" x 13'11"

Bedroom 1 9'8" x 13'9"

Dressing Room 5'6" x 7'4"

En-suite Bathroom 9'2" x 9'0"

Bedroom 2 16'11" x 13'11"

En-suite Shower Room 7'6" x 9'9"

2nd Floor Landing

Open Plan Lounge / Dining / Kitchen 45'11" x 14'1"

Agents Notes

Disclaimer