


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Piccadilly Street, Rossendale, BB4 5LU

£139,950

FANTASTIC TWO BEDROOM MID TERRACE PROPERTY

Located in the heart of Haslingden, on the charming Piccadilly Street, this delightful two-bedroom extended mid-terrace house presents an excellent opportunity for first-time buyers. The property boasts a spacious and inviting layout, featuring two generous living areas that provide ample space for relaxation and entertaining.

The open-plan kitchen is a standout feature, designed to cater to modern living while maintaining a warm and welcoming atmosphere. It is perfect for those who enjoy cooking and socialising simultaneously. The two double bedrooms offer comfortable retreats, ensuring a restful night's sleep.

The wet room is a practical addition, providing a contemporary touch to the home while enhancing convenience for everyday living. Outside, the rear yard offers a great size space, ideal for enjoying the fresh air or hosting gatherings with friends and family.

Situated in a prime location, this property is conveniently close to local amenities, making daily errands and leisure activities easily accessible. With its blend of space, comfort, and practicality, this home is a wonderful choice for those looking to step onto the property ladder in a vibrant community. Don't miss the chance to make this charming house your new home.

# Piccadilly Street, Rossendale, BB4 5LU

£139,950



- Two Double Bedrooms
- EPC Rating D
- Tenure Leasehold
- On Street Parking
- Extended Mid Terraced House
- Modern Wet Room
- Council Tax Band A
- Open Plan Kitchen
- Rear Yard Space
- Ideal First Time Buy With Viewing Essential

## Ground Floor

### Entrance

Composite door to hall.

### Hall

15'5 x 3'5 (4.70m x 1.04m)

Central heating radiator, coving, doors to two reception rooms, stairs to first floor and wood effect laminate flooring.

### Reception Room One

12'4 x 10' (3.76m x 3.05m)

UPVC double glazed window, central heating radiator and coving.

### Reception Room Two

14'1 x 13'9 (4.29m x 4.19m)

Central heating radiator, coving, gas fire, open access to kitchen, door to cellar and wood effect flooring.

### Kitchen

13'3 x 11'6 (4.04m x 3.51m)

UPVC double glazed window, composite frosted barn door to rear, wall and base units, wood effect work top, composite sink and drainer with mixer tap, plumbed for washing machine, space for freestanding oven and fridge freezer, part tiled elevation and tiled effect flooring.

## Lower Ground Floor

### Cellar

14'1 x 13'9 (4.29m x 4.19m)

## First Floor

### Landing

9' x 5'11 (2.74m x 1.80m)

Loft access, coving, doors to two bedrooms and wet room.

### Bedroom One

13'9 x 12'1 (4.19m x 3.68m)

UPVC double glazed window, central heating radiator and coving.

### Bedroom Two

10'11 x 9' (3.33m x 2.74m)

UPVC double glazed window and central heating radiator.

## Wet Room

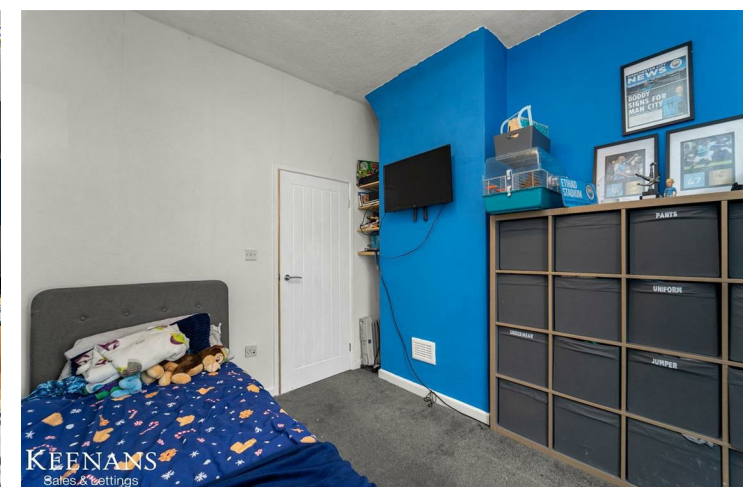
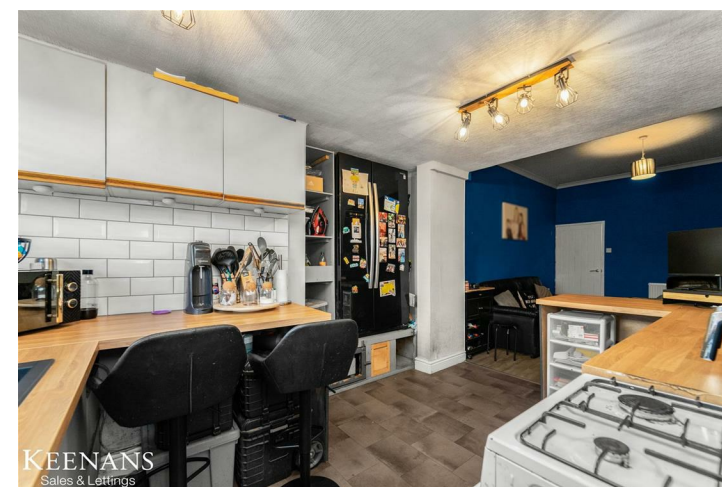
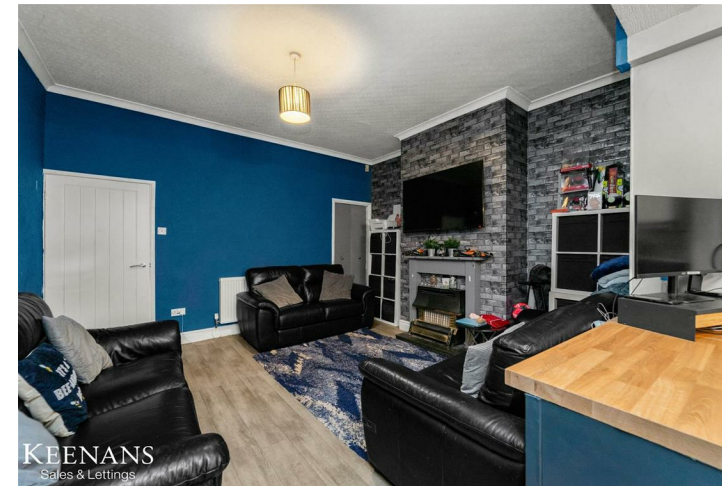
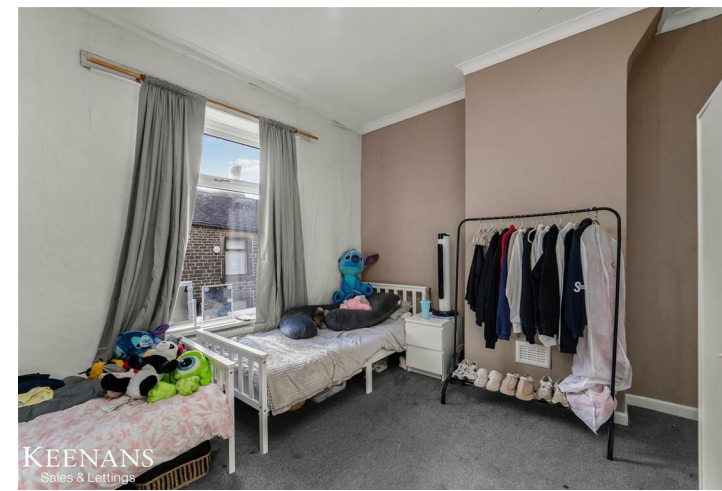
13'9 x 4'4 (4.19m x 1.32m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, walk in electric feed shower, PVC elevation, extractor fan, storage and wet room flooring.

## External

### Rear

Enclosed paved yard.



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