



## Ventnor Road, Rossendale, BB4 6QP

£395,000


A FANTASTIC FAMILY HOME!

Situated on Ventnor Road in the charming town of Haslingden, Rossendale, this delightful house presents an exceptional opportunity for families seeking a comfortable and stylish home. Boasting three generously sized double bedrooms, the master suite features a walk-in wardrobe, providing ample storage and a touch of luxury. The family bathroom, located on the first floor, is well-appointed and designed for convenience.

The heart of this home is undoubtedly the spacious lounge, which seamlessly flows into the dining room, creating an inviting open-plan layout perfect for both entertaining and everyday living. The bright and airy sunroom offers a serene space to relax while overlooking the beautifully landscaped garden, a true oasis for outdoor enjoyment.

The contemporary fitted kitchen is both functional and aesthetically pleasing, catering to all your culinary needs. Additionally, the property includes a convenient downstairs WC, enhancing the practicality of the living space.

For those with vehicles, the integral garage and driveway provide off-road parking, ensuring ease and security. This fantastic family home is situated in a desirable location, surrounded by lovely views that enhance the overall appeal. With its combination of modern amenities and charming features, this property is sure to attract interest from discerning buyers. Don't miss the chance to make this wonderful house your new home.

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		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Ventnor Road, Rossendale, BB4 6QP

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- 3 double bedrooms
- EPC Rating E
- Contemporary Fitted Kitchen
- Desirable Location With Views And Easy Access To Major Network Links

- Tenure Leasehold
- Open Plan Living/Dining And Kitchen Area
- Downstairs WC For Convenience

- Council Tax Band D
- Bright Sunroom With Garden View
- Integral Garage And Driveway

## Ground Floor

### Entrance

### Porch

8'11 x 3'8 (2.72m x 1.12m)

Four UPVC leaded windows, electric radiator, PVC to ceiling, spotlights, tiled floor and UPVC door to hall.

### Hall

16'4 x 8'4 (4.98m x 2.54m)

Central heating radiator, coving, doors to WC, reception room, kitchen/dining area and stairs to first floor.

### WC

7' x 2'11 (2.13m x 0.89m)

UPVC leaded window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, coving, spotlights and tiled floor.

### Reception Room

15'6 x 12'4 (4.72m x 3.76m)

UPVC double glazed leaded bow window, central heating radiator, coving, inset electric fire and open access to dining room.

### Dining Room

10'9 x 8'11 (3.28m x 2.72m)

Central heating radiator, coving, wood effect laminate flooring, open to sun room and door to kitchen.

### Sun Room

18'11 x 7'8 (5.77m x 2.34m)

UPVC double glazed windows, central heating radiator, PVC to ceiling, spotlights, wood effect laminate flooring and UPVC double glazed French doors to rear.

### Kitchen

9'11 x 8'8 (3.02m x 2.64m)

Wood effect wall and base units, granite effect work top, inset sink and draining ridges with mixer tap, integrated dishwasher, microwave, spotlights, pendant lighting, lino flooring and open access to further kitchen.

### Further Kitchen

8'10 x 8'6 (2.69m x 2.59m)

UPVC leaded window, wood effect wall and base units, granite effect surface, double oven, four ring induction hob, extractor fan, spotlights, lino flooring, UPVC frosted door to rear and garage.

## Garage

18'11 x 8'8 (5.77m x 2.64m)

Power, lighting, plumbed for washing machine, space for fridge freezer and lino flooring.

## First Floor

### Landing

13'10 x 5'10 (4.22m x 1.78m)

UPVC double glazed leaded window, loft access, smoke alarm, doors to storage, three bedrooms and bathroom.

### Bedroom One

12'5 x 9'4 (3.78m x 2.84m)

UPVC double glazed leaded window, central heating radiator, coving, spotlights and open access to dressing room.

### Dressing Room

12'5 x 8'8 (3.78m x 2.64m)

UPVC double glazed leaded window, central heating radiator, spotlights, fitted wardrobes and above stairs storage.

### Bedroom Two

10'6 x 9' (3.20m x 2.74m)

UPVC double glazed leaded window, central heating radiator and coving.

### Bedroom Three

10'2 x 8'11 (3.10m x 2.72m)

UPVC double glazed leaded window, central heating radiator and coving.

## Bathroom

6'10 x 5'4 (2.08m x 1.63m)

UPVC frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead electric feed shower, spotlights, tiled elevation and wood effect lino flooring.

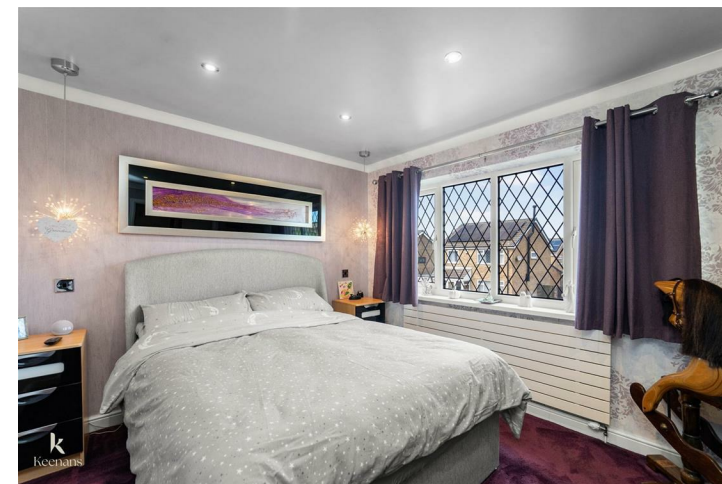
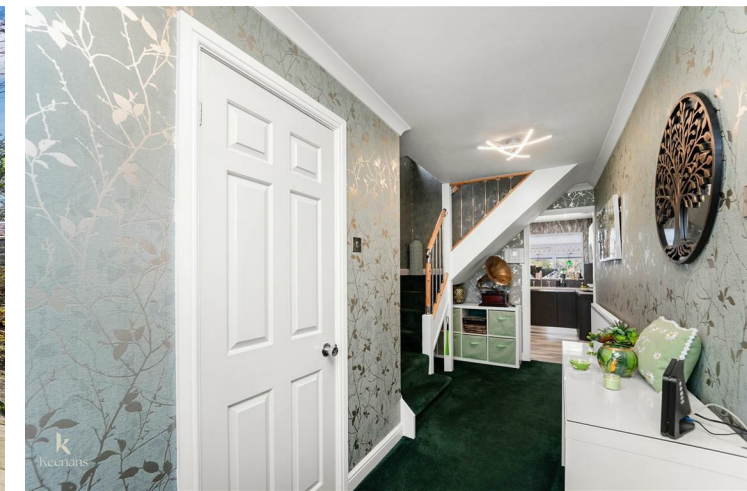
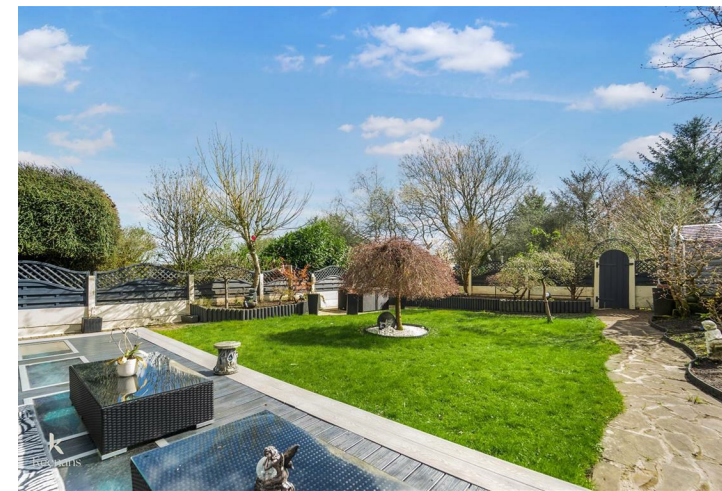
## External

### Rear

Enclosed laid to lawn garden, block paving, composite decking, pond, shrubbery, bedding areas and Indian stone paving.

### Front

Artificial grass, block paved drive, stone chippings and shrubbery.



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