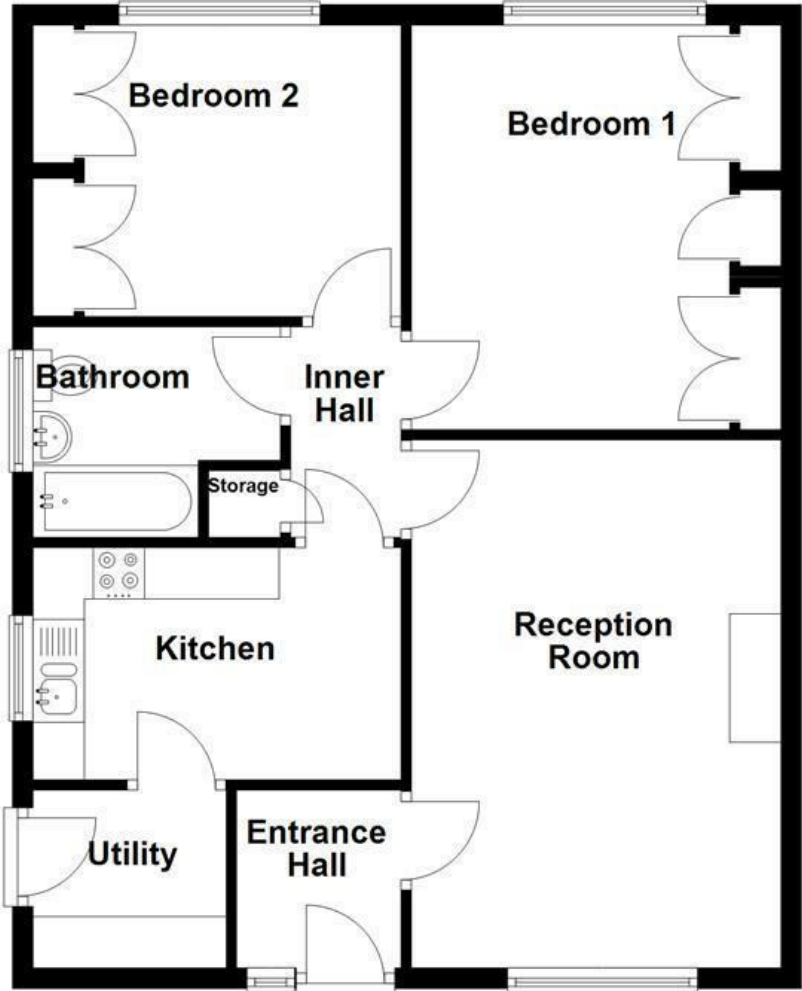


Ground Floor
Approx. 66.9 sq. metres (720.5 sq. feet)



Andrew Avenue, Rossendale, BB4 6EU

Offers Over £220,000

A SUPERB TWO BEDROOM BUNGALOW IN RAWTENSTALL

Nestled on Andrew Avenue in the picturesque area of Rossendale, this charming two-bedroom bungalow presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests, and two comfortable bedrooms that offer a peaceful retreat.

Set on an impressive plot, this bungalow not only provides ample outdoor space but also presents room to add value, allowing you to personalise the property to your taste. The fantastic location enhances its appeal, with easy access to local amenities, scenic walks, and the vibrant community that Rossendale has to offer.

This delightful home is ideal for those seeking a tranquil lifestyle while remaining connected to the conveniences of modern living. With its potential for enhancement and its enviable setting, this bungalow is a must-see for anyone looking to make a wise investment in a lovely area. Don't miss the chance to view this property and envision the possibilities it holds.

Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Andrew Avenue, Rossendale, BB4 6EU

Offers Over £220,000

 2  1  1  D

- Tenure Freehold
 - Off Road Parking With Carport and private lane to garage
 - Viewing Essential
 - Easy Access To Major Commuter Routes
- Council Tax Band C
 - Bursting With Potential
 - Abundance Of Indoor And Outdoor Space
- EPC Rating D
 - Ideal Investment Opportunity
 - Close Proximity To Local Amenities

Ground Floor

Entrance Hall

5'8 x 5'3 (1.73m x 1.60m)

UPVC double glazed door with window, central heating radiator, coving and door to reception room.

Inner Hall

6'9 x 3'6 (2.06m x 1.07m)

Doors to kitchen, two bedrooms and bathroom.

Reception Room

16'10 x 11'10 (5.13m x 3.61m)

UPVC double glazed window, central heating radiator, coving, gas fire with marble surround and hearth.

Kitchen

11'8 x 7'5 (3.56m x 2.26m)

UPVC double glazed window, central heating radiator, coving, wall and base units, marble effect work top, stainless steel one and a half sink and drainer with mixer tap, oven and microwave in a high rise unit, four ring induction hob, tiled splash back, extractor hood, plumbed for a slimline dishwasher and door to utility.

Utility

6'2 x 5'7 (1.88m x 1.70m)

Fitted storage, plumbing for washing machine, access to boiler, space for fridge freezer and door to external.

Bedroom One

12'11 x 11'10 (3.94m x 3.61m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Bedroom Two

11'5 x 9'4 (3.48m x 2.84m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Bathroom

8' x 6'4 (2.44m x 1.93m)

UPVC double glazed frosted window, central heating radiator, coving, low flush WC, pedestal wash basin, panel bath with overhead electric feed shower, tiled elevation and extractor fan.

External

Private lane to the rear with access to garage

Front

Enclosed garden with mature shrubbery and steps leading to front entrance door.

Rear/Side

Paving, concrete, green house and access to garage.



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