Farrow & Farrow
ESTATE & LETTING AGENTS
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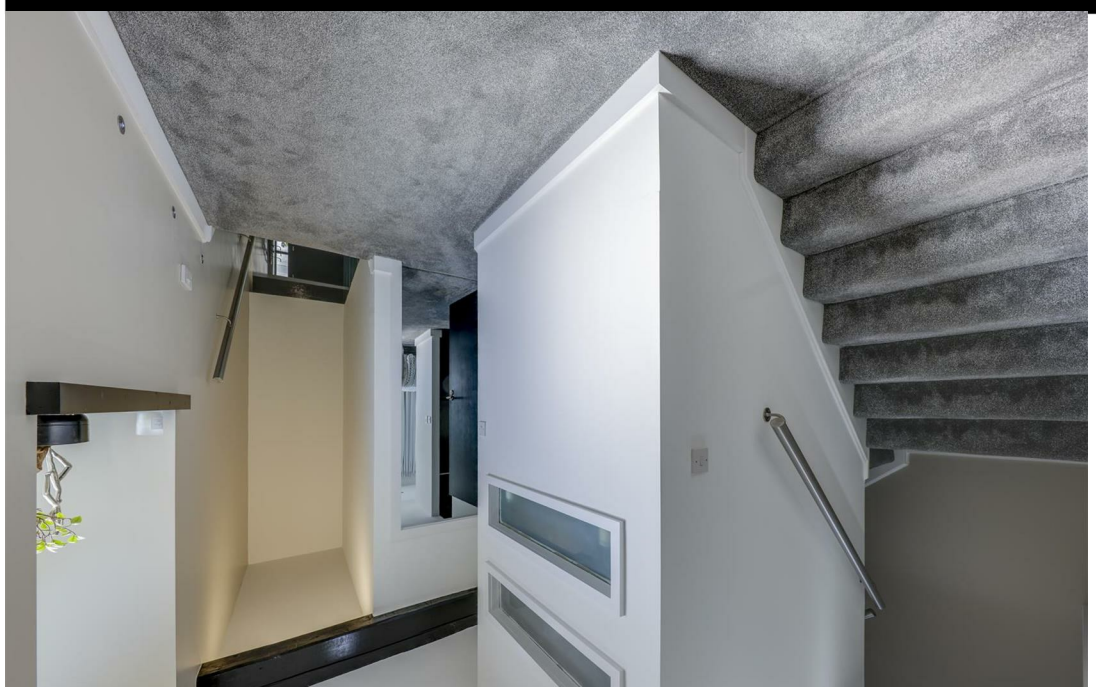





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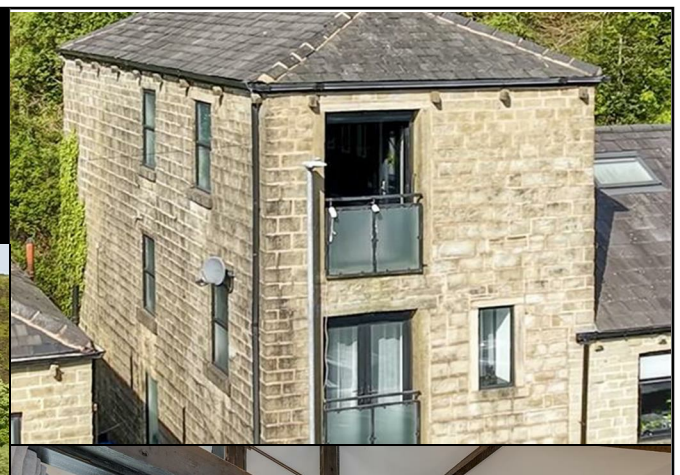




- 4 Bedrooms, 3 Bathrooms, Generously Spacious
- Superb Contemporary Living Areas Throughout
- Semi-Detached Warehouse Conversion
- Furniture Can be Included
- Private Courtyard Garden Area
- Convenient Location, Schools & Local Amenities Nearby
- VIEWING ESSENTIAL - Contact Us NOW To View
- *** NO CHAIN DELAY ***

**The Warehouse, 352, Burnley Road East, Rossendale, BB4 9HU**

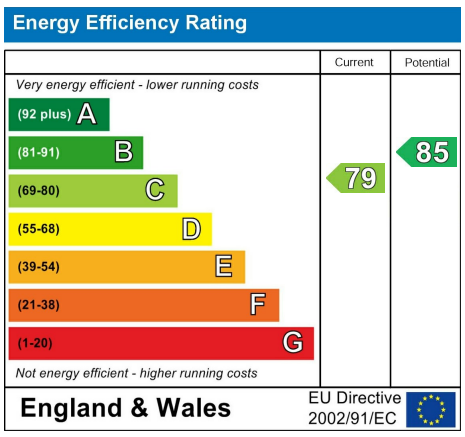
**£350,000**

# The Warehouse, 352, Burnley Road East, Rossendale, BB4 9HU

CONTEMPORARY WAREHOUSE CONVERSION – 4 BEDROOMS, 3 BATHROOMS
A striking Semi Detached home combining generous living space with character and contemporary style. Featuring an impressive open-plan top-floor living/dining/kitchen, three bathrooms and separate utility room - VIEWING ESSENTIAL - EPC C, Council Tax Band A








Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attentio n 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 autho rity 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.

The Warehouse, 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 of loft-style apartment-feel living, this property is available now and is for sale with no chain delay!

The property is also an ideal Buy-to-Let Investment and has good Air B & B potential.

Modern features abound in this home, while retained character elements such as original brick column 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.

As a former mill warehouse, large aluminium-framed glazed elements join internal feature glazing, allowing light to flood the interior spaces, while also affording great privacy. The thoughtful, bespoke layout also makes the most of expansive open plan top floor living space. Here, 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 here, 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 room offers ample capacity for gatherings, while the lounge has a spacious yet cosy feel with a 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. 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 its features and viewing here is therefore absolutely essential, in order to fully appreciate the scale, feel and styling on offer. This property also has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY.

This property briefly comprises:
Ground Floor - Entrance Hallway leading to Inner Hall, Bedroom 3, Shower Room, Bedroom 4 / Dressing Room, Utility Room, Boiler Room.
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 a open space within a short walk, 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 and Waterfoot Primary Schools are within walking distance, with further shopping, sports & leisure, entertainment and other local amenities 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"**

**2nd Floor Landing**

**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"**

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

**Agents Notes**

**Disclaimer**



