

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	79
(55-68) D			
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Holmeswood Park, Rossendale, BB4 6JA

Offers Over £480,000

AN OUTSTANDING EXTENDED DETACHED PROPERTY

Having been presented and updated to the highest standard throughout with exceptional ground floor extension, impressive double garage and situated on an impressive plot, this outstanding four bedroom detached property is being proudly welcomed to the market in the desirable location of Rawtenstall. With a fully equipped integral double garage, which was built to house building specification, enviable third living area and beautiful, low maintenance wrap around gardens, this exquisite property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bury, Manchester and major motorway links. With ample off road parking, open plan living space and two bathrooms, this property has been a credit to the current owner who has created a luxurious and spacious family home truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen diner, WC and houses a staircase to the first floor. The reception room leads openly on to a second reception room whilst the kitchen and second reception room both lead on to a fantastic dining room. The dining room leads on to a utility room and third reception room. The third reception room boasts enviable bi-folding doors out to the rear, door to a shower room and the double garage. The first floor comprises of doors on to four generously sized bedrooms and a modern family bathroom. Externally there is an enviable wrap around garden to the rear with artificial lawn, paving, decking, pergola, hot tub, power, lighting and mature shrubs. To the front there is a garden with artificial lawn, slate chippings, ample off road parking and access on to the double garage.

For further information or to arrange a viewing please contact our Rossendale branch at your earliest convenience.

Holmeswood Park, Rossendale, BB4 6JA

Offers Over £480,000

 4  2  3  C

- Impressive Detached Property
- Abundance of Living Space
- Ample Off Road Parking and Double Garage
- EPC Rating C

- Four Bedrooms
- Immaculate Presentation Throughout
- Tenure Freehold

- Two Bathrooms
- Low Maintenance Wraparound Gardens
- Council Tax Band D

Ground Floor

Entrance Hall

15'0 x 8'11 (4.57m x 2.72m)

UPVC double glazed frosted front door, two UPVC double glazed leaded windows, central heating radiator, spotlights, wood effect laminate flooring, oak doors leading to reception room one, kitchen, WC and stairs to first floor.

WC

4'7 x 4'0 (1.40m x 1.22m)

Central heating radiator, dual flush WC, wall mounted corner wash basin with mixer tap, tiled elevations, inset shelving, extractor fan and tiled flooring.

Reception Room One

15'9 x 11'9 (4.80m x 3.58m)

UPVC double glazed leaded window, central heating radiator, spotlights, cast iron multifuel burner with granite effect hearth, television point, wood effect laminate flooring and open to reception room two.

Reception Room Two

11'4 x 9'0 (3.45m x 2.74m)

Central heating radiator, spotlights, wood effect laminate flooring, open to dining room and oak door to kitchen.

Kitchen

12'2 x 12'1 (3.71m x 3.68m)

Upright central heating radiator with mirror, range of high gloss wall and base units with granite effect work surfaces, tiled splashback, inset stainless steel sink with high spout spring mixer tap, three door Rangemaster cooker with five ring gas hob and integrated extractor hood, integrated fridge freezer, spotlights, understairs storage, tiled flooring and open to dining room.

Dining Room

29'7 x 10'4 (9.02m x 3.15m)

UPVC double glazed window, two Velux windows, central heating radiator, integrated dishwasher, spotlights, breakfast bar, television point, partial tiled flooring, partial wood effect laminate flooring, oak doors leading to utility and reception room three, composite double glazed stable door to rear, UPVC double glazed French doors to rear and UPVC double glazed door to front.

Utility

7'0 x 6'5 (2.13m x 1.96m)

UPVC double glazed window, central heating radiator, range

of high gloss wall and base units with granite effect work surfaces, stainless steel sink with high spout spring mixer tap, plumbing for washing machine, space for dryer, Worcester boiler, tiled flooring and UPVC double glazed door to front.

Reception Room Three

17'5 x 15'11 (5.31m x 4.85m)

Four Velux windows, central heating radiator, spotlights, television point, wood effect laminate flooring, oak doors leading to double garage, shower room and UPVC double glazed bi-folding doors to rear.

Shower Room

8'4 x 5'4 (2.54m x 1.63m)

UPVC double glazed frosted window, central heated towel rail, direct feed rainfall corner shower enclosed, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, spotlights and tiled flooring.

Double Garage

28'9 x 18'4 (8.76m x 5.59m)

Two UPVC double glazed windows, six Velux windows, spotlights sound system, integrated storage, power sockets, water, integrated overhead storage, UPVC double glazed door to side elevation and two electric roller shutter doors.

First Floor

Landing

13'8 x 7'0 (4.17m x 2.13m)

UPVC double glazed leaded window, loft access, oak doors leading to four bedrooms and family bathroom.

Bedroom One

12'11 x 11'4 (3.94m x 3.45m)

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

Bedroom Two

10'5 x 9'5 (3.18m x 2.87m)

UPVC double glazed window and central heating radiator.

Bedroom Three

11'1 x 7'2 (3.38m x 2.18m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Four

10'0 x 6'11 (3.05m x 2.11m)

UPVC double glazed leaded window, central heating radiator and fitted wardrobe.

Bathroom

9'5 x 7'8 (2.87m x 2.34m)

Two UPVC double glazed windows, central heating radiator with heated towel rail, double vanity top wash basin with two waterfall mixer taps, rolltop freestanding bath with mixer tap, double direct feed shower enclosed, dual flush WC, tiled elevations, spotlights, extractor fan and tiled flooring.

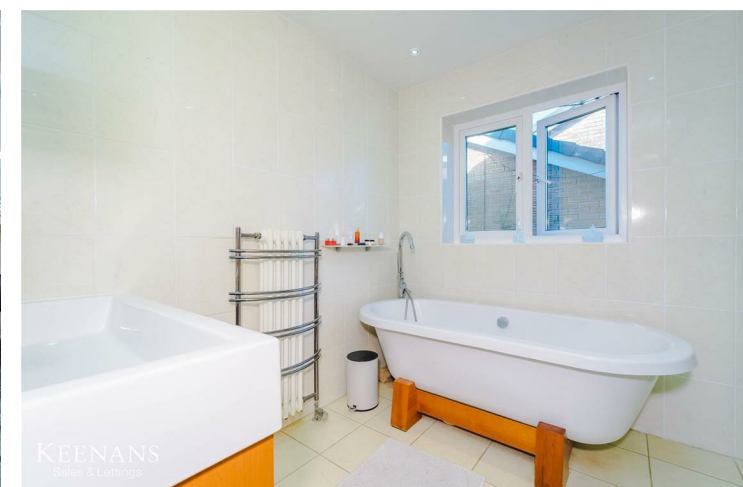
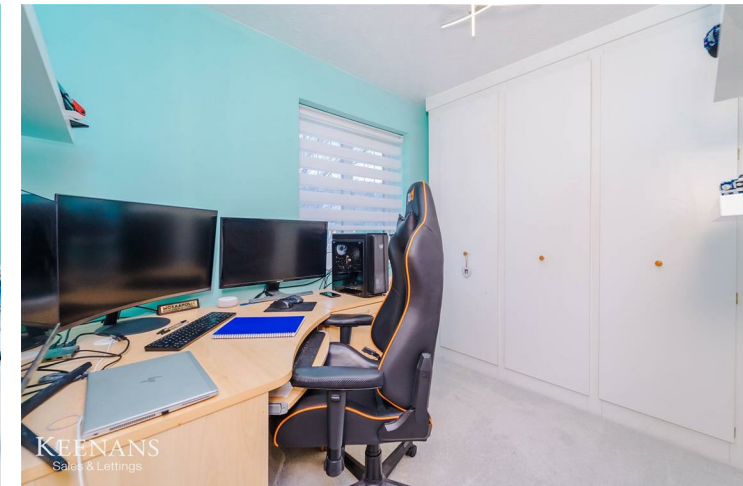
External

Rear

Enclosed garden with wraparound artificial lawn, paving, mature shrubbery, pergola, hot tub, power and lighting.

Front

Wraparound artificial lawn garden with slate chipping, mature shrubbery, off road parking and access to double garage.



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