



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		96
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

## Woollen Drive, Rossendale, BB4 8XJ

### Offers Over £290,000

BACK TO MARKET UNEXPECTEDLY, CHAIN FREE, SEARCHES AVAILABLE

THE PERFECT FAMILY HOME IN A QUIET END OF A CUL DE SAC.

Welcome to Woollen Drive, Rossendale, this stunning three-bedroom semi-detached house is a true gem. With its modern decor and thoughtful design, this property is perfect for families seeking a comfortable and stylish home.

As you enter, you are greeted by a spacious lounge that offers a warm and inviting atmosphere, ideal for relaxation and entertaining. The heart of the home is undoubtedly the impressive kitchen diner, which boasts contemporary fittings and ample space for dining. Bright French doors open up to a beautifully landscaped garden, creating a seamless connection between indoor and outdoor living, perfect for summer gatherings or quiet evenings.

The property features a master bedroom complete with an en suite shower room, providing a private retreat for the homeowners. Additionally, there are two more well-proportioned bedrooms, making it easy to accommodate family or guests. A family bathroom and a convenient downstairs WC add to the practicality of this lovely home.



# Woollen Drive, Rossendale, BB4 8XJ

## Offers Over £290,000

**3****2****1****B**

- Exceptional Semi Detached Property
  - Modern Fitted Dining Kitchen
  - Off Road Parking
  - EPC Rating B
- Three Bedrooms
  - Move-in Ready
  - Tenure Freehold
- Two Bathrooms
  - Low Maintenance Rear Garden
  - Council Tax Band C

### Ground Floor

### External

**Entrance Hall**  
6'7 x 5'8 (2.01m x 1.73m)  
Composite double glazed frosted front door, central heating radiator, storage cupboard, door to reception room and stairs to first floor.

**Reception Room**  
13'10 x 12'8 (4.22m x 3.86m)  
UPVC double glazed window, central heating radiator, television point and door to kitchen/dining area.

**Kitchen/Dining Area**  
15'5 x 13'9 (4.70m x 4.19m)  
UPVC double glazed window, central heating radiator, range of high gloss wall and base units with granite work surfaces and upstands, inset stainless steel sink with high spout mixer tap, integrated high rise oven and microwave, four ring induction hob and extractor hood, integrated fridge freezer, integrated dishwasher, integrated washing machine, amtico flooring, doors to WC, under stairs storage and UPVC double glazed French doors to rear.

**WC**  
6'0 x 3'3 (1.83m x 0.99m)  
Central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, partially tiled elevations, extractor fan and amtico flooring.

### First Floor

**Landing**  
9'7 x 4'9 (2.92m x 1.45m)  
Central heating radiator, loft access, smoke detector, doors leading to three bedrooms and bathroom.

**Bedroom One**  
11'3 x 10'8 (3.43m x 3.25m)  
UPVC double glazed window, central heating radiator, fitted wardrobe and door to en suite.

**En Suite**  
5'8 x 5'5 (1.73m x 1.65m )  
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed rainfall shower enclosed with rinse head, partially tiled elevations, extractor fan and amtico flooring.

**Bedroom Two**  
10'9 x 8'9 (3.28m x 2.67m)  
UPVC double glazed window and central heating radiator.

**Bedroom Three**  
11'0 x 6'7 (3.35m x 2.01m)  
UPVC double glazed window and central heating radiator.

**Bathroom**  
6'7 x 5'6 (2.01m x 1.68m )  
Central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, tiled elevations, extractor fan and amtico flooring.



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