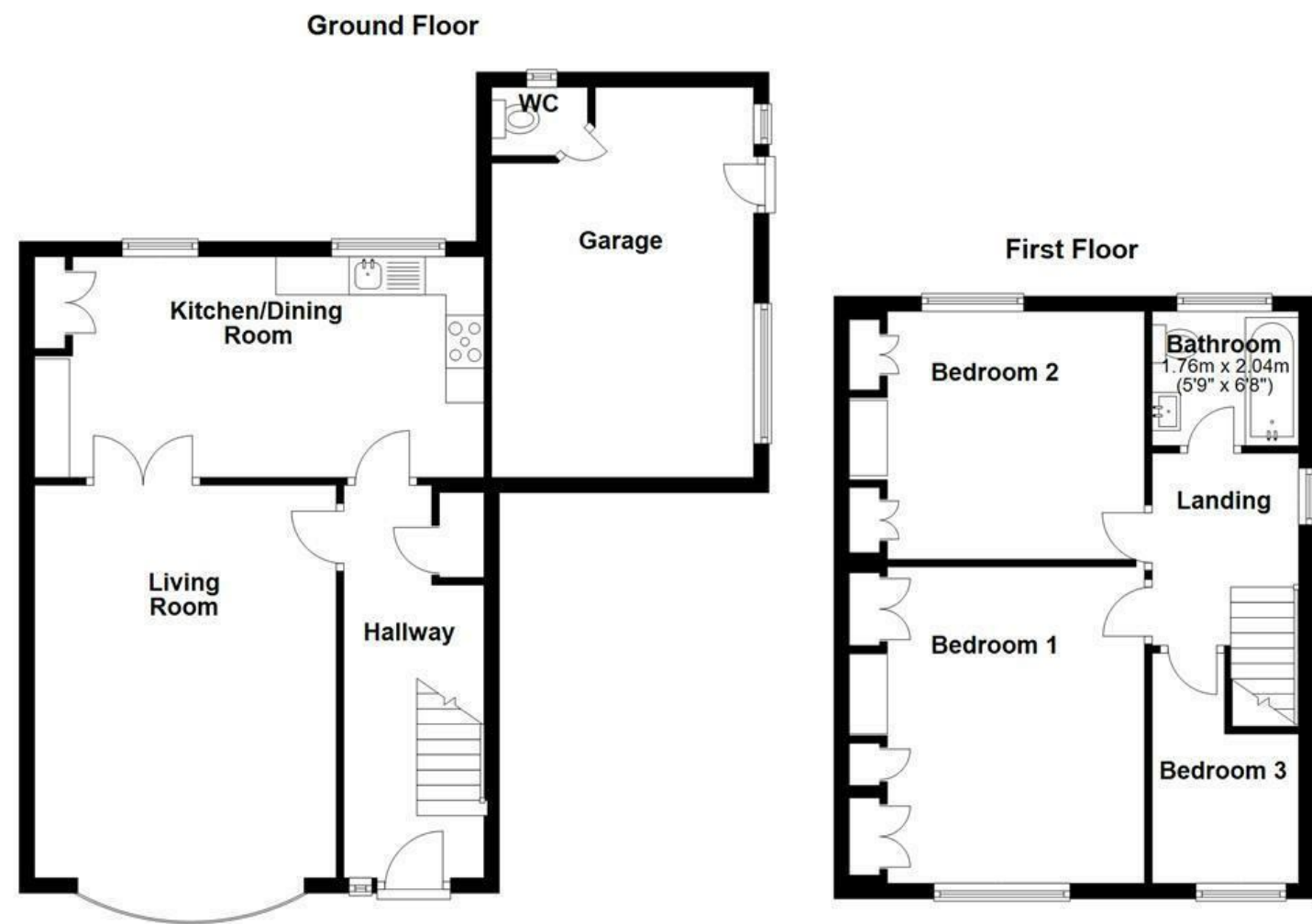




## Newchurch Rd, Rossendale, BB4 7SN

### £395,000

A GORGEOUS THREE BEDROOM FAMILY HOME

Situated in the desirable area of Newchurch Road, Rossendale, this charming three-bedroom semi-detached house presents an excellent opportunity for families seeking a modern and comfortable home. The property boasts a contemporary fitted kitchen diner, perfect for both casual family meals and entertaining guests. The spacious lounge offers a welcoming atmosphere, ideal for relaxation and family gatherings.

The home features modern fixtures and fittings throughout, ensuring a stylish and functional living space. A newly fitted bathroom adds to the appeal, providing a fresh and contemporary feel. The large rear garden is a standout feature, offering ample space for children to play or for gardening enthusiasts to cultivate their green thumb.

Additionally, the property includes an integral garage and a driveway, providing convenient off-road parking. This home is situated in a sought-after location, making it an attractive choice for those looking to settle in a friendly community. With its blend of modern amenities and family-friendly features, this property is sure to impress. Don't miss the chance to make this lovely house your new home.

| Energy Efficiency Rating                                                            |           |           |
|-------------------------------------------------------------------------------------|-----------|-----------|
|                                                                                     | Current   | Potential |
| Very energy efficient - lower running costs                                         |           |           |
| (92 plus) <b>A</b>                                                                  |           | <b>79</b> |
| (81-91) <b>B</b>                                                                    |           |           |
| (69-80) <b>C</b>                                                                    |           |           |
| (55-68) <b>D</b>                                                                    | <b>61</b> |           |
| (39-54) <b>E</b>                                                                    |           |           |
| (21-38) <b>F</b>                                                                    |           |           |
| (1-20) <b>G</b>                                                                     |           |           |
| 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.



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£395,000

3 1 1  D

- Semi Detached Property
  - Three Piece Bathroom
  - Off Road Parking
  - EPC Rating D
- Three Bedrooms
  - Integral Garage
  - Leasehold
- Modern Fitted Kitchen
  - Enclosed Rear Garden
  - Council Tax Band D

Ground Floor

Entrance Hallway

14'3 x 5'11 (4.34m x 1.80m)

Hardwood single glazed front entrance door, central heating radiator, smoke alarm, tiled flooring, stairs to the first floor, understairs storage and doors to reception room and dining kitchen.

Reception Room

13'11 x 13' (4.24m x 3.96m)

UPVC double glazed bay window, central heating radiator, gas fire, coving, ceiling rose and double doors to the dining kitchen.

Dining Kitchen

19'5 x 9'9 (5.92m x 2.97m)

UPVC double glazed window and frosted window, two central heating radiators, range of high gloss wall and base units with marble effect surfaces, inset sink with draining ridges and mixer tap, electric oven and microwave, five ring induction hob, extractor hood, integrated fridge freezer and dishwasher, wood effect flooring and door to the garage.

Garage

21'2 x 11'11 (6.45m x 3.63m)

Two hardwood frosted windows, UPVC double glazed window, plumbing for washing machine, power supply and composite door to the rear.

First Floor

Landing

7'5 x 7' (2.26m x 2.13m)

UPVC double glazed window, spotlights, loft access and doors to three bedrooms and bathroom.

Bedroom One

13'8 x 12'2 (4.17m x 3.71m)

UPVC double glazed window and central heating radiator.

Bedroom Two

12'3 x 9'6 (3.73m x 2.90m)

UPVC double glazed window, central heating radiator and spotlights.

Bedroom Three

9'11 x 6'11 (3.02m x 2.11m)

UPVC double glazed window, central heating radiator and spotlights.

Bathroom

6'8 x 5'10 (2.03m x 1.78m)

UPVC double glazed frosted window, central heating towel rail, bath with direct feed shower overhead, vanity top wash basin, dual flush WC, tiled elevations, spotlights and tiled flooring.

External

Front

Laid to lawn garden and stone paved driveway providing off road parking.

Rear

Enclosed laid to lawn garden with stone paved areas and shrubs.



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