



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(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		

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Weaver Avenue, Rossendale, BB4 8XH

£300,000

THE PERFECT FAMILY HOME

Located on Weaver Avenue in the picturesque area of Rossendale, this charming three-bedroom semi-detached house offers a perfect blend of modern living and comfort. Spanning three floors, the property features a master bedroom on the second floor, complete with a stunning en suite shower room that provides a private retreat.

On the first floor, you will find two generously sized double bedrooms, ideal for family living or accommodating guests. The heart of the home is undoubtedly the modern kitchen diner, which is designed for both functionality and style. This space is perfect for family meals or entertaining friends, and it is complemented by a convenient downstairs WC for added practicality.

The spacious living area is bathed in natural light, creating a warm and inviting atmosphere for relaxation. The property is equipped with modern fixtures and fittings throughout, ensuring a contemporary feel that is ready for you to move into without delay.

Outside, the laid-to-lawn rear garden offers a delightful space for children to play or for hosting summer barbecues. Additionally, the driveway provides off-road parking, a valuable asset in today's busy world.

This property is an excellent family home, situated in a desirable location, and is ready for you to make it your own. Don't miss the opportunity to view this lovely house and envision your future in Rossendale.

Weaver Avenue, Rossendale, BB4 8XH

£300,000

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

- Exceptional Semi Detached Property
 - Spread Across Three Floors
 - Off Road Parking
 - EPC Rating B
- Three Bedrooms
 - Modern Fitted Dining Kitchen
 - Tenure Freehold
- Two Bathrooms
 - Immaculate Rear Garden
 - Council Tax Band C

Ground Floor

Entrance Hall

6'8 x 5'2 (2.03m x 1.57m)

Composite double glazed frosted front door, central heating radiator, smoke detector, doors to kitchen/dining area, storage and stairs to first floor.

Kitchen/Dining Area

15'0 x 10'9 (4.57m x 3.28m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with wood effect work surfaces, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with four ring gas hob ands extractor hood, integrated fridge freezer, integrated dishwasher, spotlights, wood effect flooring, doors to WC and reception room.

WC

5'3 x 2'11 (1.60m x 0.89m)

Central heating radiator, dual flush WC, corner pedestal wash basin with mixer tap, tiled splashback, extractor fan and wood effect flooring.

Reception Room

13'10 x 12'2 (4.22m x 3.71m)

Central heating radiator, smoke detector, television point, wood effect flooring and UPVC double glazed French doors and windows to rear.

First Floor

Landing

12'11 x 6'6 (3.94m x 1.98m)

UPVC double glazed window, central heating radiator, smoke detector, doors leading to two bedrooms, bathroom and inner landing.

Bedroom Two

13'11 x 11'3 (4.24m x 3.43m)

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

Bedroom Three

10'8 x 7'0 (3.25m x 2.13m)

UPVC double glazed window and central heating radiator.

Bathroom

6'11 x 6'1 (2.11m x 1.85m)

Central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, extractor fan, tiled elevations and tiled flooring.

Inner Landing

6'6 x 4'4 (1.98m x 1.32m)

UPVC double glazed window and stairs to first floor.

Second Floor

Bedroom One

23'0 x 13'10 (7.01m x 4.22m)

UPVC double glazed window, Velux window, central heating radiator, smoke detector, feature wall lights, eaves storage and door to en suite.

En Suite

8'8 x 4'7 (2.64m x 1.40m)

Velux window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosed, extractor fan, tiled elevations and tiled flooring.

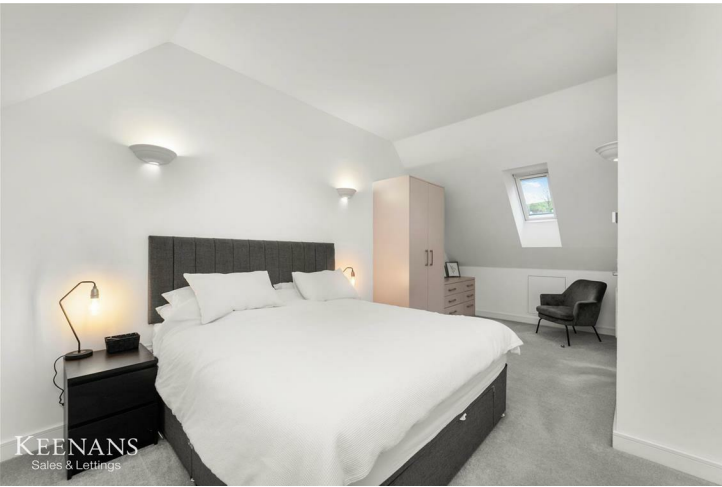
External

Rear

Enclosed garden with laid to lawn, paving and stone chippings.

Front

Tarmac driveway.



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