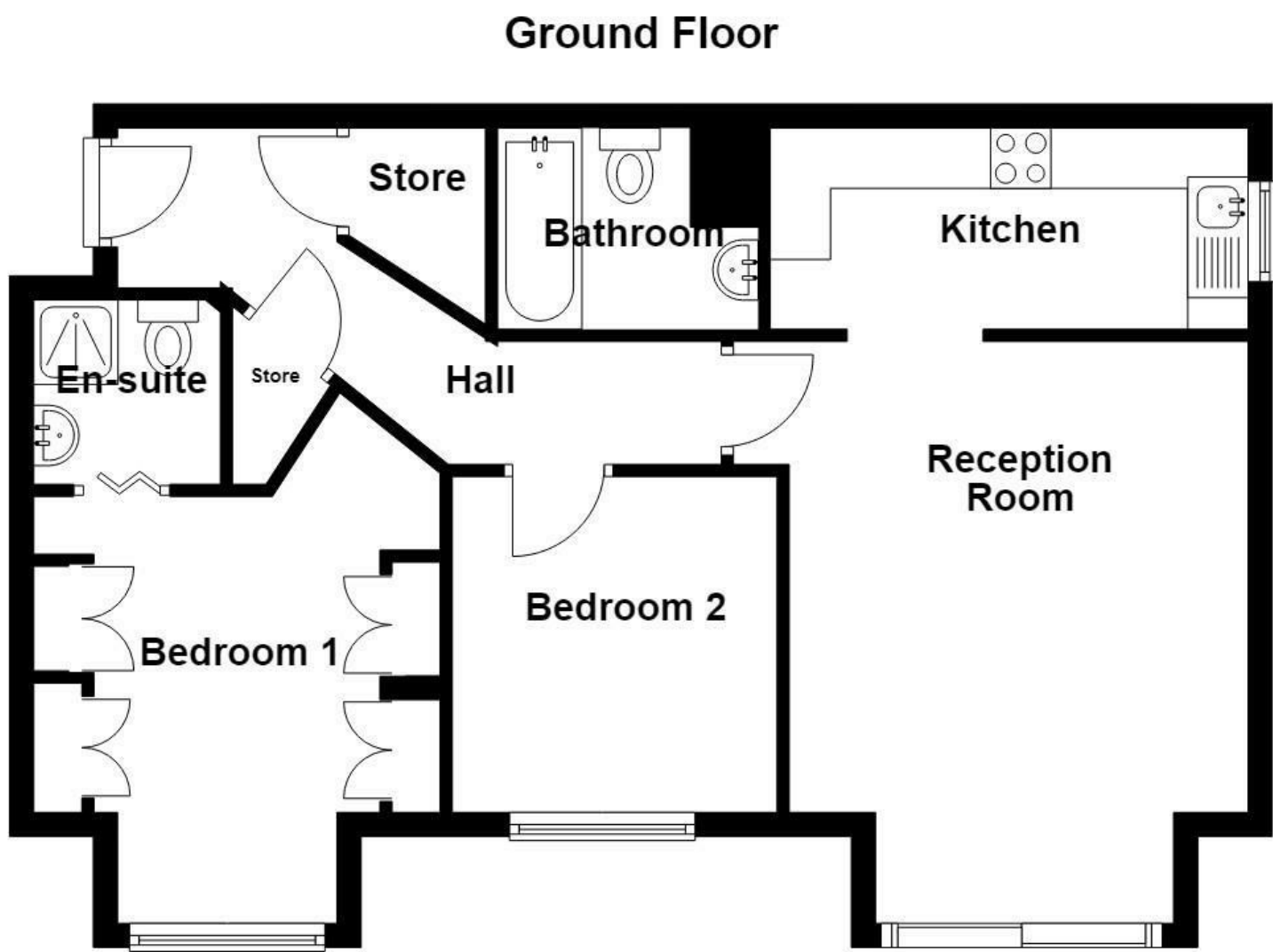




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Grange Heights, Grange Park Way, Rossendale, BB4 4QE

£150,000

THE MOST EXCEPTIONAL APARTMENT

Nestled in the charming area of Grange Park Way, Haslingden, Rossendale, this exceptional second-floor apartment is a true gem. Offering a blend of modern living and serene surroundings, this property has been meticulously updated to the highest standard, ensuring a comfortable and stylish home.

As you step inside, you will be greeted by spacious rooms adorned with neutral decoration, creating a warm and inviting atmosphere. The apartment boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The two well-appointed bathrooms, including an en suite to the main bedroom, add a touch of luxury and convenience to daily living.

The heart of the home is undoubtedly the spacious lounge, which features a delightful Juliette balcony that invites in natural light and offers stunning woodland views. The contemporary fitted kitchen is perfect for those who enjoy cooking and entertaining, equipped with modern fixtures and fittings that enhance both functionality and style. A newly fitted boiler ensures efficiency and comfort throughout the seasons.

Grange Heights, Grange Park Way, Rossendale, BB4 4QE

£150,000



- Two Double Bedroom Second Floor Apartment
- Woodland Views
- Allocated Off Road Parking
- Tenure - Leasehold
- Main Bedroom With En Suite
- Beautifully Presented Throughout
- EPC Rating - TBC
- Spacious Lounge With Juliette Balcony
- Ideal First Time Buy Or Downsize
- Council Tax Band - B

Second Floor

Hallway
15'7 x 9'9 (4.75m x 2.97m)

Reception Room
15'10 x 14 (4.83m x 4.27m)

Kitchen
13 x 5'6 (3.96m x 1.68m)

Bedroom One
14'4 x 11'1 (4.37m x 3.38m)

En Suite
5'1 x 5 (1.55m x 1.52m)

Bedroom Two
9'3 x 8'11 (2.82m x 2.72m)

Bathroom
7'1 x 5'7 (2.16m x 1.70m)

External
Allocated off road parking and access to communal gardens.

