



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(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.

Horncliffe Close, Rossendale, BB4 6EE

Offers Over £225,000

AN EXQUISITE SEMI DETACHED FAMILY HOME WITH NO CHAIN DELAY

Nestled in the sought-after Horncliffe Close, Rossendale, this exceptional semi-detached family home is a true gem. Beautifully presented and meticulously maintained, the property boasts an abundance of space and enviable views, making it an ideal setting for family life. The interior features a neutral decoration palette, providing a complete blank canvas for potential buyers to personalise and make their own.

One of the standout features of this home is the ample off-road parking, ensuring convenience for families and guests alike. The property also benefits from garden space both at the front and rear, perfect for outdoor activities or simply enjoying the fresh air. Additionally, a detached garage offers further storage options or potential for a workshop.

With no chain delay, this home is ready for immediate occupancy, allowing you to settle in without the usual waiting period. Located within a desirable estate, the property is conveniently close to bus routes, local schools, and various amenities. Furthermore, excellent network links to Manchester and Bury make commuting a breeze, while the charming market town nearby offers a delightful array of shops and services.

This truly is the perfect family home, offering both comfort and potential in a fantastic location. Do not miss the opportunity to view this remarkable property, as it is sure to attract considerable interest.

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

Horncliffe Close, Rossendale, BB4 6EE

Offers Over £225,000

 3  1  1  D

- Tenure Freehold
 - Ample Off Road Parking
 - Viewing Essential
 - Easy Access To major Network Links
- Council Tax Band C
 - No Chain Delay
 - Complete Blank Canvas
- EPC Rating D
 - Ideal Family Home
 - Close Proximity To local Amenities

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hall

6'9 x 5'8 (2.06m x 1.73m)

Central heating radiator, coving, ceiling rose, hardwood single glazed frosted leaded door to reception room and stairs to first floor.

Reception Room

14'3 x 13'5 (4.34m x 4.09m)

UPVC double glazed window, coving, gas fire with marble mantle, granite hearth and surround, television point and hardwood single glazed door to kitchen/ding area.

Kitchen/Dining Area

17'6 x 9'6 (5.33m x 2.90m)

UPVC double glazed window, central heating radiator, range of wood effect wall and base units, granite effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, space for fridge freezer, plumbed for washing machine, coving, beams, under stairs storage, part tiled flooring, open to garden room and UPVC double glazed frosted door to rear.

Garden Room

8' x 6'4 (2.44m x 1.93m)

UPVC double glazed window, electric fire, coving, feature wall light and UPVC double glazed sliding door to rear.

First Floor

Landing

9' x 6'3 (2.74m x 1.91m)

UPVC double glazed window, central heating radiator, coving, loft access, doors to three bedrooms and shower room.

Bedroom One

11'11 x 10'10 (3.63m x 3.30m)

UPVC double glazed window, central heating radiator and ceiling rose.

Bedroom Two

10'10 x 10'4 (3.30m x 3.15m)

UPVC double glazed window, central heating radiator, ceiling rose and storage cupboard.

Bedroom Three

7'11 x 6'10 (2.41m x 2.08m)

UPVC double glazed window and central heating radiator.

Shower Room

6'3 x 5'5 (1.91m x 1.65m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, electric feed walk in shower, tiled elevation, wood clad to ceiling and tiled effect lino.

External

Rear

Enclosed garden with paving, bedding areas and access to garage.

Front

Indian stone paving with raised bedding areas, stone chippings and brick paved off road parking.



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