

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 77 | 79 |
| (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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Holcombe Road, Rossendale, BB4 4AZ

Offers Over £300,000

IMPRESSIVE TWO BEDROOM APARTMENT IN THE HEART OF ROSSENDALE

Located on the desirable Holcombe Road in Rossendale, this charming two-bedroom apartment offers a perfect blend of modern living and stylish decor, making it an ideal choice for those seeking a ready-to-move-into home. The property boasts an open-plan main living area that seamlessly integrates with a contemporary kitchen, complete with fitted appliances, ensuring both functionality and elegance for everyday living and entertaining.

The apartment features two generously sized double bedrooms and an additional media room, providing ample space for relaxation and privacy.

Outside, residents can enjoy the communal gardens, perfect for leisurely strolls or social gatherings. The property also includes a private patio area, ideal for alfresco dining or simply unwinding in the fresh air. With two dedicated parking spaces, convenience is assured for both residents and visitors.

This property is not just a home; it offers a lifestyle, combining comfort, style, and community in a sought-after location. Whether you are a first-time buyer, a growing family, or looking to downsize, this apartment is a wonderful opportunity to embrace modern living in the heart of Rossendale.

Holcombe Road, Rossendale, BB4 4AZ

Offers Over £300,000



- Stunning Duplex Apartment
- Modern Fitted Kitchen
- Allocated Parking for Two Vehicles
- EPC Rating C
- Two Bedrooms
- Open Plan Living
- Tenure Leasehold
- Two Bathrooms
- Private Patio Area
- Council Tax Band D

Entrance

Composite front door to open plan kitchen/dining/living area.

Open Plan Kitchen/Dining/Living Area

35'7 x 19'10 (10.85m x 6.05m)

Three UPVC double glazed windows, range of high gloss wall and base units with granite work surfaces and upstands, breakfast bar, inset stainless steel sink with mixer tap, integrated Neff oven with four ring induction hob and extractor hood, integrated fridge freezer, integrated dishwasher, television point, exposed stone elevation, spotlights, pendant lighting, wood effect laminate flooring, doors to WC, storage and stairs to lower ground floor.

WC

5'4 x 4'9 (1.63m x 1.45m)

Dual flush WC, pedestal wash basin with waterfall mixer tap, extractor fan, spotlights and tiled flooring.

Lower Ground Floor

Hall

12'1 x 9'3 (3.68m x 2.82m)

Smoke detector, spotlights, wood effect laminate flooring, doors leading to two bedrooms, media room, shower room and utility.

Bedroom One

20'7 x 10'0 (6.27m x 3.05m)

UPVC double glazed window, two electric radiators and door to shower room.

Shower Room

9'10 x 4'9 (3.00m x 1.45m)

Heated towel rail, dual flush WC, pedestal wash basin with waterfall mixer tap, direct feed rainfall shower enclosed with rinse head, extractor fan, spotlights, partially tiled elevations and tiled flooring.

Bedroom Two

17'5 x 11'5 (5.31m x 3.48m)

Two UPVC double glazed windows, electric radiator and door to en suite.

En Suite

7'2 x 4'10 (2.18m x 1.47m)

Heated towel rail, vanity top wash basin with mixer tap, dual

flush WC, tiled panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, inset shelving, part stone effect tiled elevation, PVC to ceiling, spotlights, extractor fan, part tiled elevations and tiled flooring.

Media Room

13'7 x 10'6 (4.14m x 3.20m)

Electric radiator and spotlights.

Utility

7'11 x 5'6 (2.41m x 1.68m)

Electric radiator, range of high gloss wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, plumbing for washing machine, spotlights, extractor fan, wood effect laminate flooring and door to front.

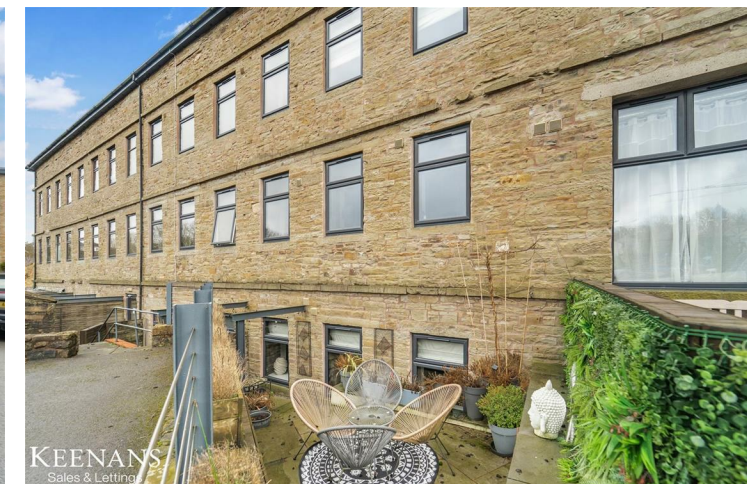
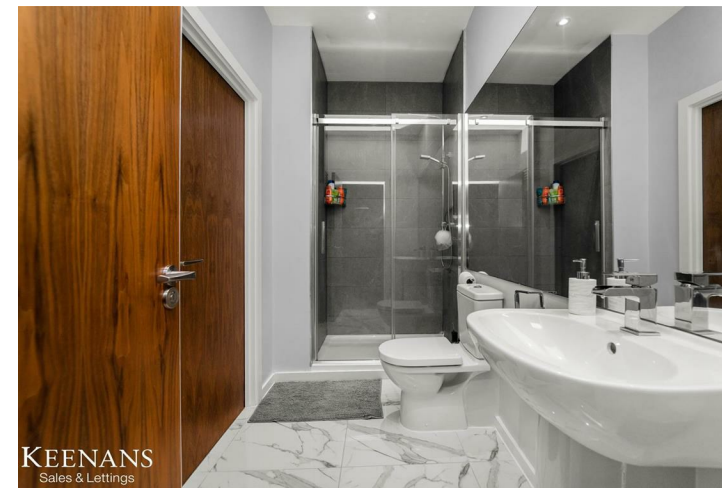
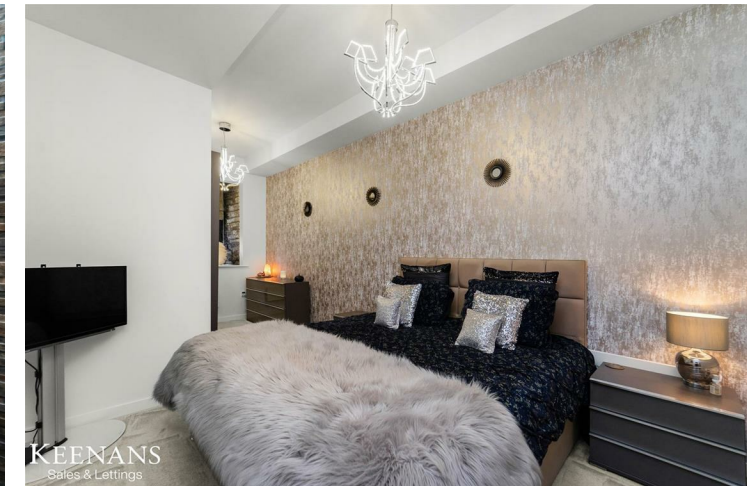
External

Rear

Enclosed private paved patio.

Front

Communal gardens and two allocated parking spaces.



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