

## Holcombe Road, Rossendale, BB4 4AZ

### Price £175,000

An immaculately presented two-bedroom duplex apartment situated at The Power Mill/Loom Development in a sought-after location just off Holcombe Road in the semi-rural village of Helmshore. This apartment combines a modern and contemporary look with its exposed steel beams and pillars which has been completed with a fantastic finish and attention to detail whilst still maintaining some of its original historic features as a mill.

The apartment comprises entrance/hallway, W.C. a large open plan fitted kitchen, lounge, and dining area with lots of natural light via the two Velux's, two double bedrooms upstairs and one Ensuite.

This apartment benefits from having secure access into the building, lift access, one car parking space with visitor spaces available too, communal gardens with seating areas for the residents and beautiful views of the Musbury Torr and stunning countryside.

The apartment is within walking distance to local amenities and only a few minutes' drive to a varied range of schools for all ages, pubs, restaurants, post office etc.

As you are so close to the countryside there are several leisure facilities on your doorstep such as cycling, dry slope skiing, fishing, golf, and woodland walks.

Due to its location, it has great access to the motorway network such as the M66, M60, M6 for commuting to Manchester City Centre, Bury, Rawtenstall, Blackburn, Burnley, Preston, and surrounding areas. There are also bus connections to the city and surroundings areas as well.

Definitely worth a VIEW!!

**Hallway/Entrance**

12'5" x 5'10" (3.80 x 1.80)

**W.C.**

3'7" x 5'10" (1.10 x 1.80)

**Kitchen/Lounge**

16'4" x 27'10" (5.00 x 8.50)

**Bedroom 1**

6'6" x 10'5" (2.00 x 3.20)

**Bedroom 2**

11'5" x 11'9" (3.50 x 3.60)

**Shower Room**

7'6" x 4'7" (2.30 x 1.40)

**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure:

Leasehold

Possession:

Vacant possession upon completion

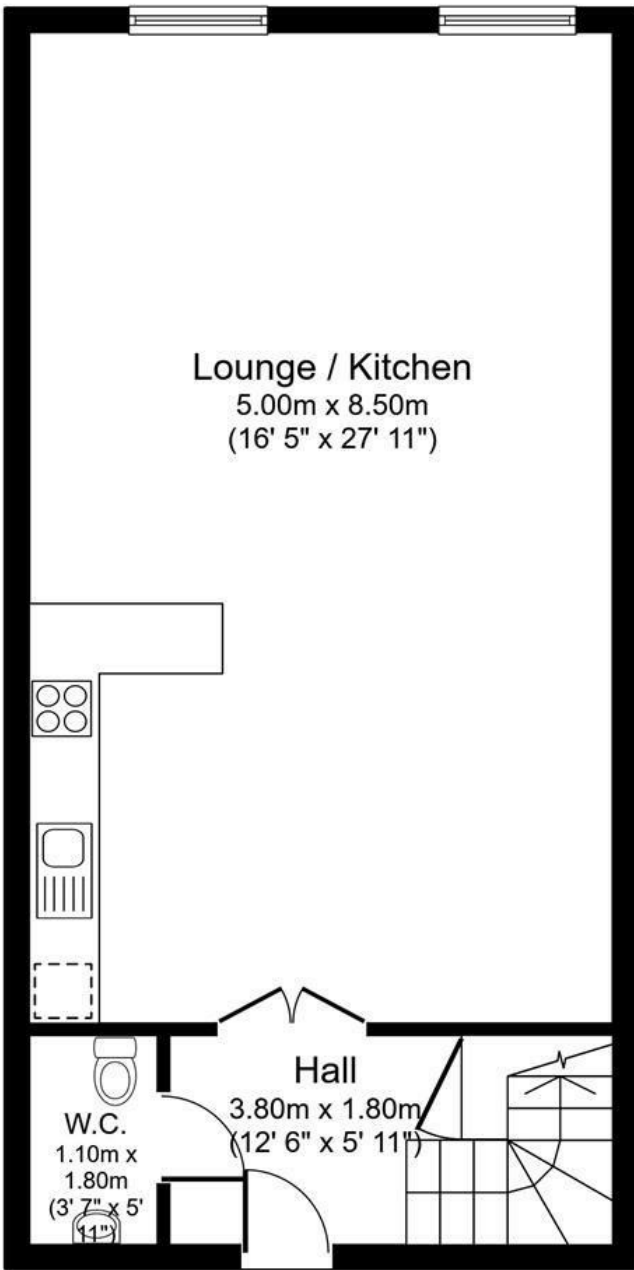
Viewing:

Viewing strictly by appointment through Lifestyle Sales and Letting

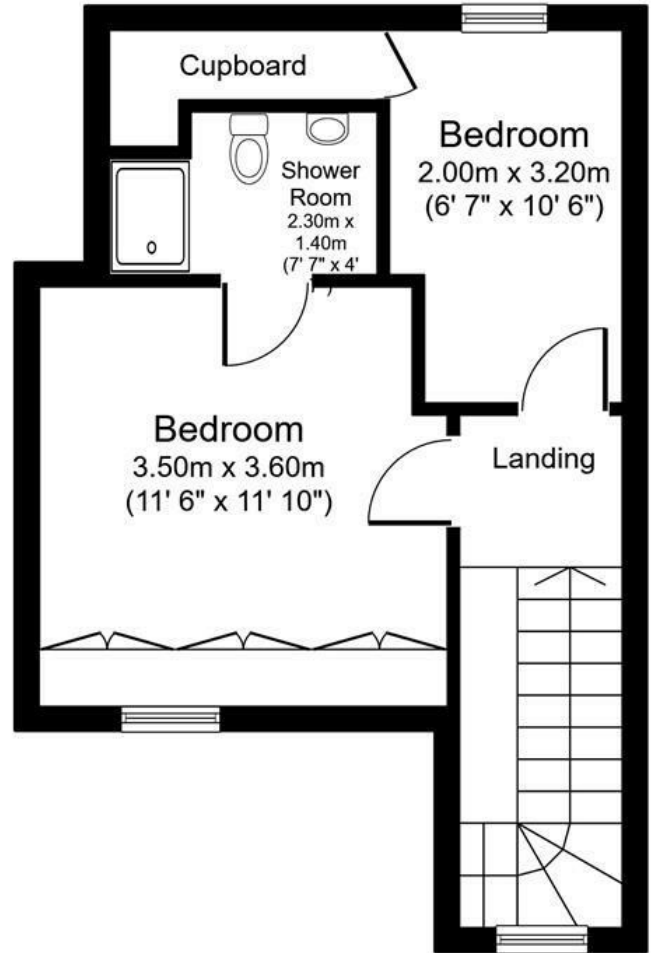
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We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £65 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Total floor area 82.3 sq.m. (886 sq.ft.) approx



**Ground Floor**



**First Floor**

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