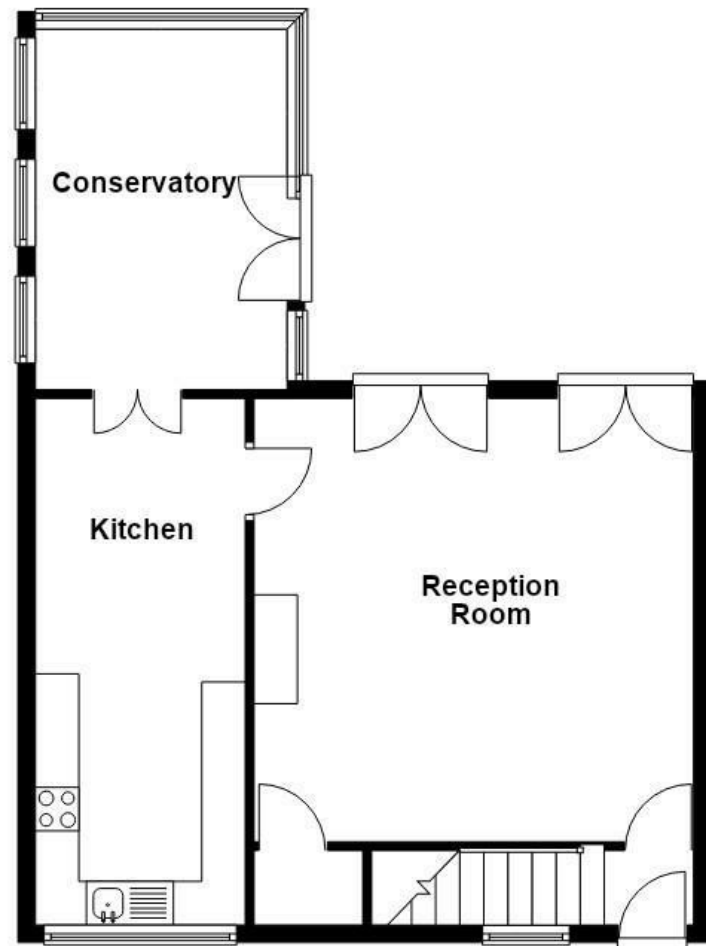
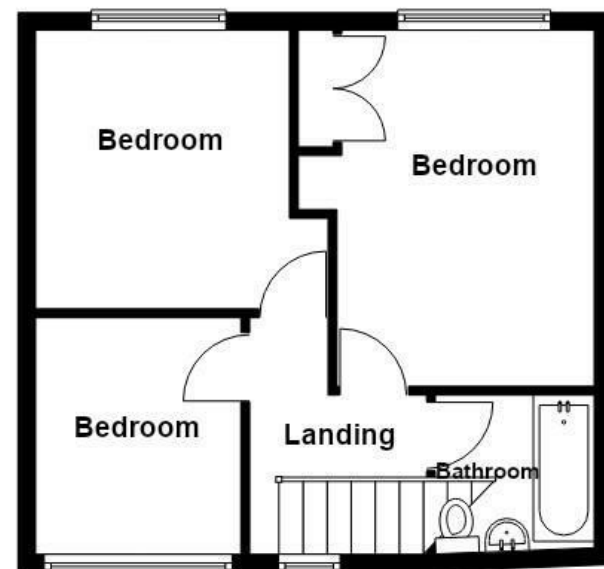


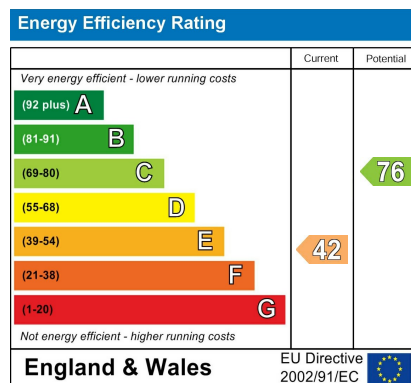
Ground Floor



First Floor



Total area: approx. 92.8 sq. metres (998.9 sq. feet)



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.



Barnes Avenue, Rossendale, BB4 8ST

Offers Over £210,000

THREE BEDROOM SEMI DETACHED PROPERTY.

Nestled in the charming locale of Barnes Avenue, Rossendale, this three-bedroom semi detached house presents an exciting property offering ample scope for modernisation. The property is situated in a desirable area, making it an ideal opportunity for ambitious first-time buyers or savvy investors looking to make their mark in the housing market. As you approach the house, you will appreciate the character and charm that this semi detached property offers. With three well-proportioned bedrooms, there is ample space for a growing family or for those wishing to create a comfortable home. The layout provides a fantastic canvas for personalisation, allowing you to transform the interiors to suit your taste and lifestyle. The surrounding area of Rossendale is known for its community spirit and picturesque landscapes, offering a perfect blend of urban convenience and natural beauty. Local amenities, schools, and transport links are within easy reach, ensuring that daily life is both convenient and enjoyable. This property is not just a house; it is a chance to create a home that reflects your vision. With plenty of potential to enhance and modernise, it invites you to unleash your creativity and make it your own. Whether you are a first-time buyer eager to embark on your homeownership journey or an investor seeking a promising project, this semi detached house on Barnes Avenue is a remarkable opportunity not to be missed. Embrace the chance to invest in a property that holds the promise of a bright future.

Barnes Avenue, Rossendale, BB4 8ST

Offers Over £210,000

 3  1  1  E

- Semi Detached Property
 - Spacious Reception Room & Conservatory
 - Off Road Parking
 - EPC Rating E with potential to be improved to C
- Three Bedrooms
 - Three Piece Bathroom
 - Freehold
- Fitted Kitchen
 - Enclosed Rear Garden
 - Council Tax Band B

Ground Floor

Entrance Hallway

12'2 x 3' (3.71m x 0.91m)

UPVC double glazed front entrance door, UPVC double glazed window, central heating radiator, smoke alarm, laminate flooring and door to the reception room.

Reception Room

16'7 x 14'2 (5.05m x 4.32m)

Central heating radiator, feature wall lights, laminate flooring, doors to storage and kitchen and UPVC double glazed French doors to the rear.

Kitchen

19'10 x 7'11 (6.05m x 2.41m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate surfaces, one and a half bowl sink with drainer and mixer tap, electric oven with four ring gas hob, extractor hood, plumbing for washing machine, space for fridge freezer, tiled flooring and double doors to the conservatory.

Conservatory

13'7 x 9'6 (4.14m x 2.90m)

UPVC double glazed windows, central heating radiator, tiled flooring and UPVC double glazed French doors to the rear.

First Floor

Landing

8'11 x 6'8 (2.72m x 2.03m)

UPVC double glazed window, smoke alarm and doors to three bedrooms and bathroom.

Bedroom One

13'5 x 11'2 (4.09m x 3.40m)

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

Bedroom Two

11' x 10'6 (3.35m x 3.20m)

UPVC double glazed window, central heating radiator, laminate flooring and loft access.

Bedroom Three

8'9 x 7'9 (2.67m x 2.36m)

UPVC double glazed window and central heating radiator.

Bathroom

6' x 5'9 (1.83m x 1.75m)

UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin, panelled bath with direct feed shower overhead, PVC panelled elevations, extractor fan and lino flooring.



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