



## West View, Helmshore, BB4 4LE

### Offers Over £220,000

FANTASTIC THREE BEDROOM MID TERRACE HOME

Located in the desirable area of Helmshore, Rossendale, this charming three-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and those looking to invest.

The home is conveniently located near bus routes and local amenities, making it an ideal choice for those who appreciate easy access to the surrounding area. Upon entering, you will find two inviting living spaces, including a dining room that features double doors leading to a spacious kitchen. This layout is perfect for entertaining guests or enjoying family meals.

The property boasts delightful decor throughout, creating a warm and welcoming atmosphere. On the first floor, you will discover a well-appointed shower room and two generously sized double bedrooms, providing ample space for relaxation and rest.

Additionally, the front and rear yards offer outdoor space for gardening or simply enjoying the fresh air. This mid-terrace house combines comfort, charm, and potential in a sought-after location, making it a wonderful place to call home. Don't miss the chance to view this delightful property and envision the possibilities it holds for you.

| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>61</b> | <b>72</b> |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| 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.



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 3  1  3  D

- Mid Terraced Property
- Fitted Kitchen
- On Street Parking
- EPC Rating: D
- Two Bedrooms And Loft Room
- Three Piece Shower Room
- Tenure: Freehold
- Three Reception Rooms
- Enclosed Rear Yard
- Council Tax Band: A

### Ground Floor

#### Vestibule

4'1 x 3'5 (1.24m x 1.04m)

UPVC double glazed frosted entrance door, coving, tiled floor and door to hall.

#### Hall

12'2 x 3'5 (3.71m x 1.04m)

Coving, smoke alarm, central heating radiator, stairs to first floor and door to reception room two.

#### Reception Room Two

17'1 x 11'10 (5.21m x 3.61m)

UPVC double glazed window, central heating radiator, coving, feature wall lights, electric fire, decorative hearth and surround, double doors to reception room one and door to dining room.

#### Reception Room One

12'7 x 10'11 (3.84m x 3.33m)

UPVC double glazed window, central heating radiator, coving, electric fire and decorative heath and surround.

#### Dining Room

10'8 x 6'4 (3.25m x 1.93m)

UPVC double glazed window, central heating radiator, under stairs storage, wood effect flooring and double doors to kitchen.

#### Kitchen

11'7 x 10'8 (3.53m x 3.25m)

UPVC double glazed window, upright central heating radiator, spotlights, wood panel wall and base units, granite effect worktops, tiled splash backs, integrated double electric oven, four ring induction hob, extractor hood, one and half bowl stainless steel sink with draining board and mixer tap, integrated fridge freezer. plumbing for washing machine, wood effect flooring and UPVC double glazed frosted door to rear.

### First Floor

#### Landing

15'8 x 5'5 (4.78m x 1.65m)

Storage, stairs to second floor and doors to two bedrooms and shower room.

#### Bedroom One

14'1 x 12'7 (4.29m x 3.84m)

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

#### Bedroom Two

14'7 x 10'1 (4.45m x 3.07m)

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

#### Shower Room

10'7 x 6'10 (3.23m x 2.08m)

UPVC double glazed frosted window, central heating radiator,

spotlights, dual flush WC, pedestal wash basin with traditional taps, direct feed shower in corner enclosure, extractor fan, linen cupboard, tiled elevation and tiled floor.

### Second Floor

#### Third Bedroom

14'6 x 9'11 (4.42m x 3.02m)

Velux window and storage.

#### External

#### Front

Paved courtyard and bedding areas.

#### Rear

Enclosed yard.



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