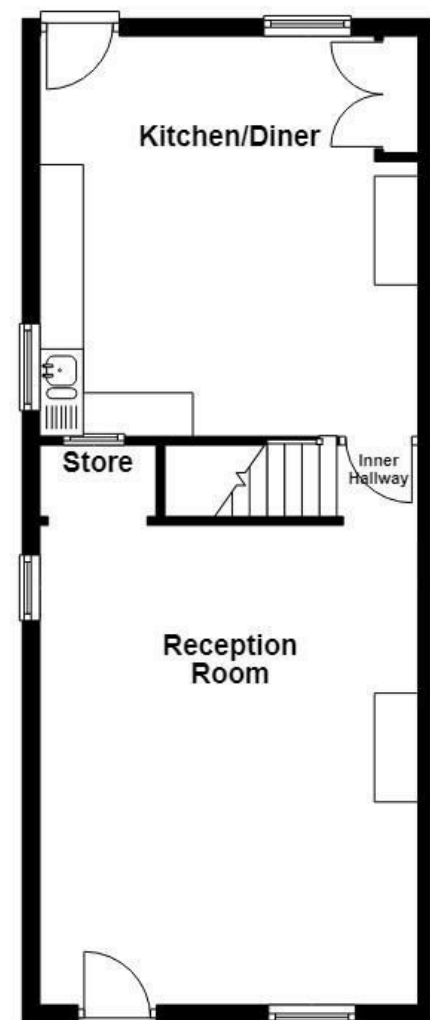
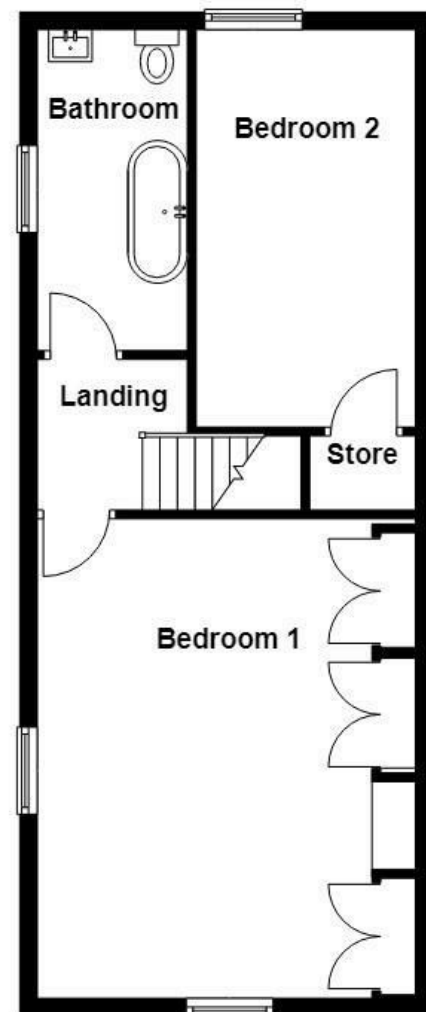


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	63	86
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.

Mount Pleasant, Rossendale, BB4 6RT £260,000

THE PERFECT END TERRACED PROPERTY WITH PARKING, PRIVATE WRAP AROUND GARDEN AND DECEPTIVELY SPACIOUS ROOMS THROUGHOUT.

Nestled in the picturesque location of Mount Pleasant, Rossendale, this charming end-terraced home enjoys breath-taking panoramic views and offers the perfect blend of character and modern living.

Be sure to take a look at the room measurements, as buyers are sure to be impressed by the generous proportions throughout this exceptional home. Each room offers an impressive sense of space, making this a property that truly needs to be viewed to be appreciated.

Inside, the property boasts stylish interiors, a spacious lounge and an enviable country-style kitchen diner, creating a warm and welcoming space for relaxing and entertaining. There are two generous double bedrooms, a well-appointed family bathroom and neutral décor throughout, allowing you to easily make the home your own.

Outside, the wrap-around garden provides a fantastic outdoor space to enjoy, while the property also benefits from off-road parking for one vehicle.

Ideally located just a stone's throw from Whitaker Park, less than a ten-minute walk from Rawtenstall town centre, and close to well-regarded schools and motorway links, this characterful home offers the perfect balance of countryside charm and everyday convenience.

Mount Pleasant, Rossendale, BB4 6RT

£260,000

 2  1  1  D

- End Terraced Home With Generous Sized Rooms Throughout
 - Large Master Bedroom Boasting Countryside Views And Modern Fitted Wardrobes
 - Driveway Providing Off Road Parking
 - Tenure - Freehold
- Wrap Around Gardens
 - Country Style Kitchen Diner
 - EPC Rating - D
- Stunning Panoramic Views
 - Bursting With Character And Charm
 - Council Tax Band - A

Ground Floor

Entrance

Composite double glazed frosted door to the reception room.

Reception Room

18'1 x 14'3 (5.51m x 4.34m)

Two UPVC double glazed windows, upright central heating radiator, cast iron multi fuel burner with stone hearth and surround, television point, under staircase storage cupboard, hardwood flooring, open to the inner hallway.

Inner Hallway

3'6 x 2'8 (1.07m x 0.81m)

Smoke alarm, hardwood door to the kitchen diner, staircase to the first floor.

Kitchen Diner

15'1 x 14'3 (4.60m x 4.34m)

Two UPVC double glazed windows, central heating radiator, a range of hardwood panelled wall and base units, granite effect surface, tiled splash backs, stainless steel one and a half sink and drainer with mixer tap, double oven with a five ring gas hob and extractor hood, space for a fridge freezer, plumbing for a washing machine and dishwasher, integrated storage cupboard, Lino flooring, composite double glazed stable door to the rear.

First Floor

Landing

5'8 x 5'8 (1.73m x 1.73m)

Central heating radiator, smoke alarm, hardwood doors to two bedrooms and bathroom.

Bedroom One

18'1 x 14'3 (5.51m x 4.34m)

Two UPVC double glazed windows, central heating radiator, original cast iron open fireplace, fitted wardrobes, hardwood flooring.

Bedroom Two

15'6 x 8'2 (4.72m x 2.49m)

UPVC double glazed window, central heating radiator, wood panelled elevations, cast iron multi fuel burner, over staircase storage cupboard.

Bathroom

11'10 x 5'8 (3.61m x 1.73m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, rolltop bath with mixer tap and a direct feed over head rainfall shower, tiled elevations, spotlights, tiled effect Lino flooring.

External

Rear

Tiered garden with paving areas, bedding areas, mature shrubbery, wrap around artificial lawn.

Front

Off Road Parking



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