



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	83
(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	

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## Alden Rise, Rossendale, BB4 4LZ

£525,000

AN EXQUISITE DETACHED FAMILY HOME

Nestled in the sought-after area of Helmshore, Rossendale, this exquisite detached house presents an exceptional opportunity for those seeking a versatile and stylish family home. Having been meticulously updated and maintained, this property is ready for you to move straight in and start enjoying its many features.

Originally designed as a family home, the property has been thoughtfully extended to include a spacious annex, providing a private first-floor space above the extension. This arrangement is ideal for accommodating family or guests while still allowing for a sense of togetherness within the home.

The interior boasts two inviting living areas, perfect for relaxation and entertaining, alongside a contemporary fitted kitchen diner that is sure to impress. With four generously sized bedrooms, there is ample space for a growing family, and the modern fixtures and fittings throughout enhance the overall appeal of the property.

Set within a desirable location, on a generous corner plot, the home offers enviable views and is surrounded by outstanding wrap-around gardens, the rear garden being south facing, providing a tranquil outdoor space for leisure and recreation.

# Alden Rise, Rossendale, BB4 4LZ

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- Tenure Freehold
- Off Road Parking For Multiple Cars
- Envious Location
- Modern Interiors
- Council Tax Band TCB
- An Exceptional Detached Property
- Beautifully Presented Wrap Around Gardens And Panoramic Views
- EPC Rating C
- Four Bedrooms And Two Bathrooms
- Perfect Family Home

## Ground Floor

### Entrance

Aluminium double glazed door to the hallway.

### Hallway

16'2 x 9'1 (4.93m x 2.77m)

Aluminium double glazed frosted window, central heating radiator, spotlights, smoke alarm, coving, under stairs storage cupboard, oak doors to the Lounge, Kitchen/Breakfast Room, Utility Room and Storage cupboard, staircase to the first floor with oak balustrade.

### Lounge

16' x 11'9 (4.88m x 3.58m)

Aluminium double glazed window, central heating radiator, coving, two feature wall lights, spotlights, electric living flame fire, television point, single glazed double doors to the kitchen/breakfast room.

### Utility Room/WC

6'2 x 5'5 (1.88m x 1.65m)

Aluminium double glazed frosted window, central heating radiator, a range of grey matte wall and base units, solid wood surface, tiled splash backs, stainless steel sink and mixer tap, integrated washer dryer, dual flush WC, Worcester boiler, coving, wood effect vinyl flooring.

### Kitchen Diner

21'5 x 11'10 (6.53m x 3.61m)

Aluminium double glazed window, central heating radiator, a range of grey matte wall and base units, granite effect work surface, composite sink and drainer with mixer tap, integrated electric Neff oven with a four ring gas hob and extractor hood, integrated fridge freezer, dishwasher and wine cooler, centre island with integrated breakfast bar, pendant lighting, under unit lighting, spotlights, wood effect vinyl flooring, oak double doors to the reception room/dining room, aluminium double glazed bi-folding doors to the rear.

### Reception/Dining Room

20'7 x 12'11 (6.27m x 3.94m)

Aluminium double glazed window; central heating radiator, coving, smoke alarm, two feature wall lights television point, aluminium double glazed French doors to the rear, staircase to the first floor.

## First Floor

## Landing/Home Office

9'4 x 7'2 (2.84m x 2.18m)

Aluminium double glazed window, central heating radiator, spotlights, coving, doors to three bedrooms and bathroom.

### Bedroom One

14'5 x 11'7 (4.39m x 3.53m)

Aluminium double glazed window, central heating radiator, spotlights.

### Bedroom Two

11'1 x 8'11 (3.38m x 2.72m)

Aluminium double glazed windows, central heating radiator, spotlights.

### Bedroom Three

11'1 x 8'11 (3.38m x 2.72m)

Aluminium double glazed window, central heating radiator, spotlights.

### Bathroom

Aluminium double glazed frosted window, central heating radiator, a three piece suite comprising of a dual flush WC, panelled P shaped bath with mixer tap, direct feed rainfall shower and rinse head, pedestal wash basin with mixer tap, tiled elevations, spotlights, wood effect vinyl flooring.

### Second Landing

4'10 x 2'8 (1.47m x 0.81m)

Fitted storage, spotlights, smoke alarm, door to bedroom four.

### Bedroom Four

12'11 x 9'9 (3.94m x 2.97m)

Aluminium double glazed window, central heating radiator, spotlights, fitted wardrobes, door to the en suite.

### En Suite

7'11 x 7'7 (2.41m x 2.31m)

Aluminium double glazed frosted window, central heating radiator, a three piece suite comprising of a vanity top wash basin with mixer tap, dual flush WC, corner direct feed shower enclosure, tiled elevations, spotlights, extractor fan, vinyl flooring.

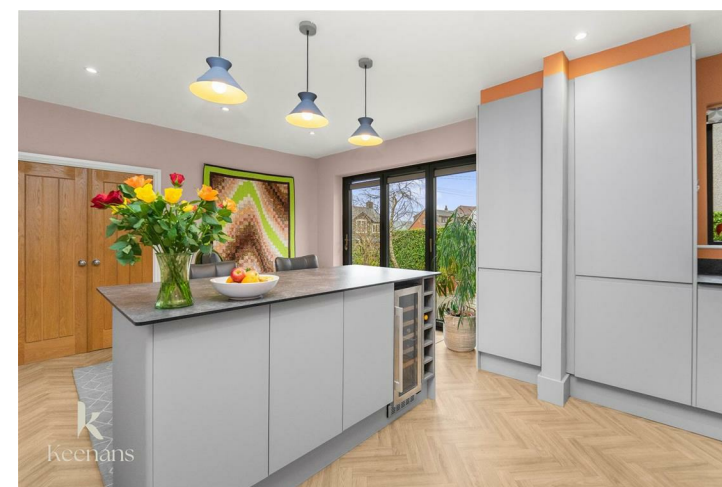
### External

#### Rear

Wrap around gardens with laid to lawn, paving, bedding, mature shrubs, artificial lawn, decking and access to the garage.

## Front

Wrap around gardens with slate chip bedding and mature shrubs, slate chip driveway and tarmac driveway with access to the detached garage.



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