



## Helmshore Road, Rossendale, BB4 4BW

### Offers Over £325,000

#### AN EXQUISITE VICTORIAN END TERRACED PROPERTY

Nestled on Helmshore Road in the charming town of Haslingden, Rossendale, this remarkable five-bedroom Victorian end-terraced house is a splendid opportunity for families seeking a blend of elegance and comfort. The property is attractively priced to reflect current market conditions, is expected to generate strong buyer interest and exudes character and charm, boasting an abundance of indoor space that is both inviting and functional.

As you step inside, you will be greeted by spacious rooms adorned with neutral decoration and natural light, allowing for a seamless transition into your personal style. The newly fitted high-quality windows not only enhance the aesthetic appeal but also ensure energy efficiency, a thoughtful investment made by the current owners.

One of the standout features of this home is its enviable location, overlooking Victoria Park, which is just a stone's throw away. This proximity offers delightful opportunities for leisurely park walks and outdoor activities right at your doorstep.

The property also includes a fantastic cellar space, perfect for storage or potential conversion, alongside a modern kitchen and bathroom that cater to contemporary living. With four generously sized double bedrooms and an additional single bedroom, there is ample space for family members or guests.

Moreover, there is potential to expand the kitchen area, creating an even larger space for entertaining and family gatherings. The detached garage adds further convenience, providing secure parking or additional storage options.

This exceptional family home is ready for you to move straight in, making it a must-see for anyone looking to settle in a vibrant community. Do not miss the chance to make this beautiful property your own.

For further information or to arrange a viewing please contact our Rossendale branch at your earliest convenience.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(39-54) E			
(21-38) F			
(1-20) G			
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.

# Helmshore Road, Rossendale, BB4 4BW

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 5  1  2  D

- Five Bedroom Victorian End Terrace
- Fantastic Cellar Space
- Off Road Parking
- Tenure - Leasehold
- Four Spacious Double Bedrooms
- Overlooking Victoria Park
- EPC Rating - D
- Modern Kitchen And Bathroom
- Character Features Throughout
- Council Tax Band - C

## Ground Floor

### Entrance

Composite double glazed frosted leaded door to hall.

### Hall

30'7 x 5'7 (9.32m x 1.70m)

Central heating radiator, coving, corbel, picture rail, tiled flooring, doors to reception room, dining room and kitchen, door to stairs to lower ground floor, stairs to first floor.

### Reception Room

17'7 x 14'11 (5.36m x 4.55m)

UPVC double glazed sash bay window, two central heating radiators, coving, picture rail, ceiling rose, cast iron multi fuel burner with granite hearth and oak mantle, television point, hardwood flooring.

### Dining Room

15'1 x 14'11 (4.60m x 4.55m)

Two UPVC double glazed sash windows, central heating radiator, coving, ceiling rose, picture rail, open coal fire with limestone hearth and surround, hardwood flooring.

### Kitchen

12'6 x 10'9 (3.81m x 3.28m)

Hardwood single glazed window, central heating radiator, range of panelled wall and base units, granite effect surfaces, Belfast double sink with mixer tap, space for American fridge freezer, two door Range cooker with six ring gas hob and extractor hood, integrated dishwasher, under unit lighting, tiled flooring, hardwood single glazed door to rear porch/ garden room.

### Rear Porch/ Garden Room

17 x 4 (5.18m x 1.22m)

UPVC double glazed window, tiled flooring, door to utility room, composite double glazed stable door to rear.

### Utility Room

10'8 x 8'3 (3.25m x 2.51m)

UPVC double glazed sash window, central heating radiator, plumbing for washing machine, Worcester boiler, tiled flooring, open to inner hall.

### Inner Hall

### WC

7'1 x 4'3 (2.16m x 1.30m)

Electric heater, two piece suite comprising of pedestal wash basin with traditional taps, low base WC, tiled flooring.

## Garage

22'3 x 9 (6.78m x 2.74m)

Hardwood double glazed window, power, lighting, hardwood double garage doors.

## Lower Ground Floor

### Cellar Room One

5'4 x 5'3 (1.63m x 1.60m)

Open to cellar room two.

### Cellar Room Two

11'10 x 5'4 (3.61m x 1.63m)

## First Floor

### Landing

19'4 x 5'6 (5.89m x 1.68m)

Coving, understairs storage, hardwood doors to three bedrooms, bathroom and stairs to first floor.

### Bedroom One

15'1 x 14'11 (4.60m x 4.55m)

Three UPVC double glazed sash window, two central heating radiators, coving, hardwood flooring.

### Bedroom Two

15 x 14'11 (4.57m x 4.55m)

Two UPVC double glazed sash windows, two central heating radiators, coving, fitted wardrobes, hardwood flooring.

### Bedroom Three

10'9 x 5'6 (3.28m x 1.68m)

UPVC double glazed sash window, central heating radiator, coving.

### Bathroom

10'10 x 10'8 (3.30m x 3.25m)

UPVC double glazed frosted sash window, central heating radiator, four piece suite comprising of a rolltop freestanding bath with mixer tap, double direct feed rainfall walk in shower with rinse head, vanity top wash basin with mixer tap and a dual flush WC, tiled elevations, coving, tiled flooring.

## Second Floor

## Landing

20'11 x 5'6 (6.38m x 1.68m)

Velux window, central heating radiator, hardwood doors to bedroom four and bedroom five.

### Bedroom Four

14'11 x 9'10 (4.55m x 3.00m)

Velux window.

### Bedroom Five

15 x 14'11 (4.57m x 4.55m)

UPVC double glazed sash window, central heating radiator, eaves storage.

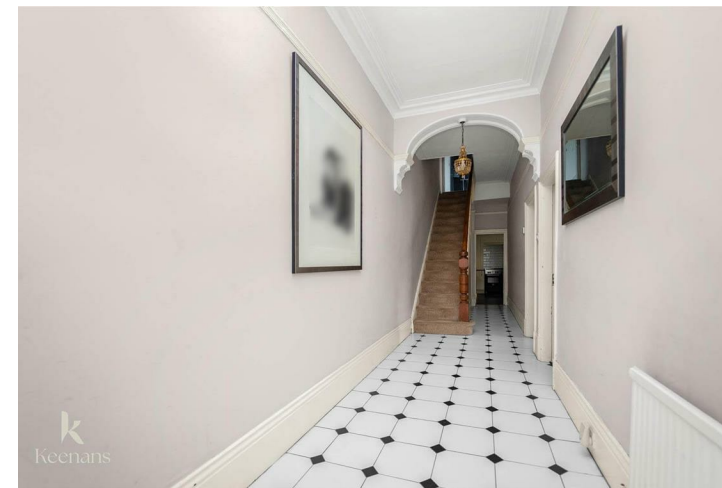
## External

### Rear

Enclosed garden with block paving and access to garage.

### Front

Mature shrubbery, courtyard.



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