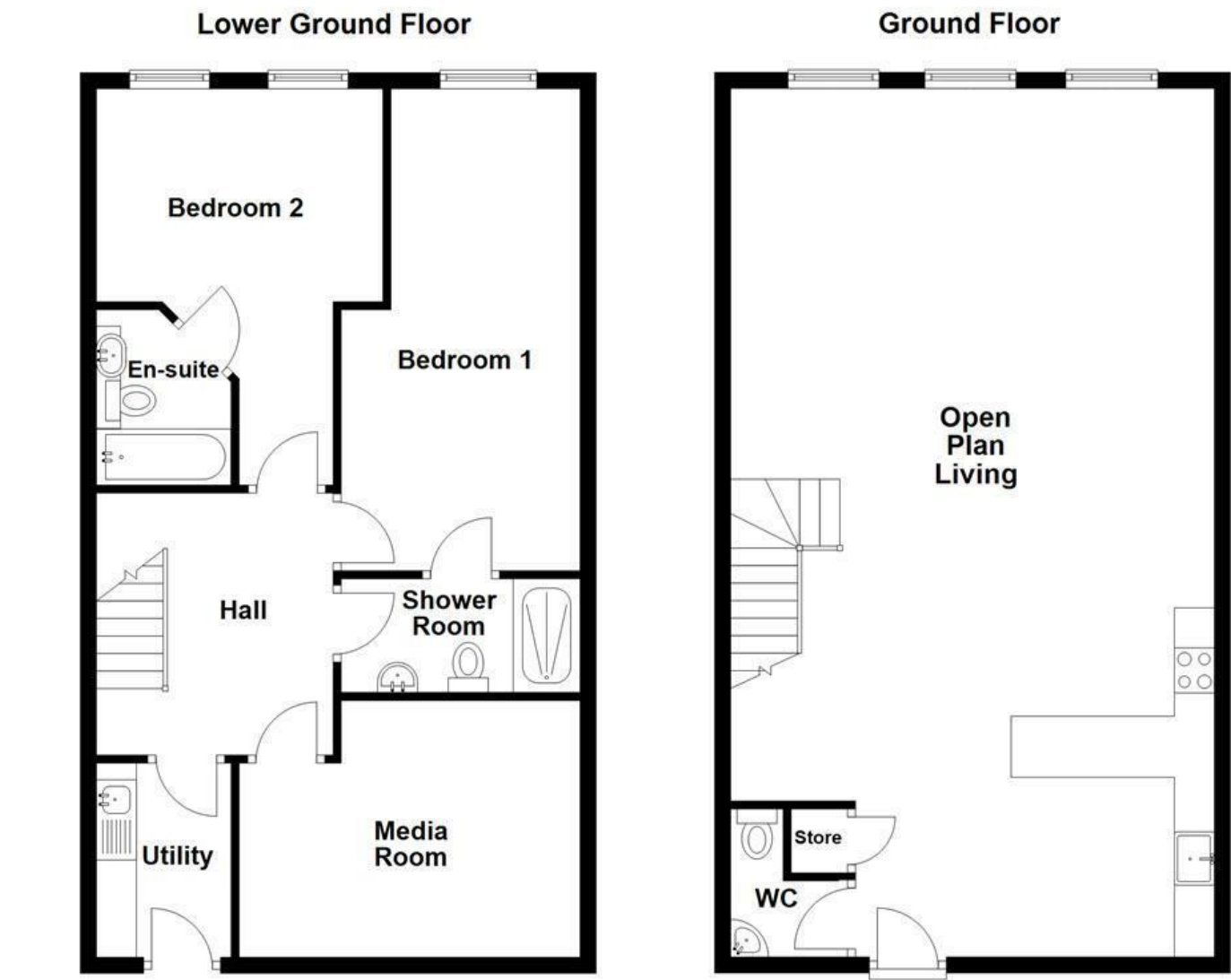




Holcombe Road, Helmshore, BB4 4AZ

Offers Over £300,000

IMMACULATE TWO BEDROOM DUPLEX APARTMENT WITH ADDITIONAL MEDIA ROOM

Situated in the charming area of Holcombe Road, Rossendale, this impressive two-bedroom duplex apartment offers a delightful blend of modern living and stylish decoration. Perfectly situated in the heart of Helmshore, this property is ideal for those seeking a vibrant community atmosphere while enjoying the comforts of contemporary home life.

Upon entering, you will be greeted by two spacious reception rooms that provide ample space for relaxation and entertaining. The well-appointed kitchen and dining area are designed for both functionality and style, making it a joy to prepare meals and host gatherings. The apartment boasts two well-sized bedrooms, each designed to offer a peaceful retreat at the end of the day. With two bathrooms, convenience is at your fingertips, ensuring that morning routines and evening unwinding can be done with ease.

The property is move-in ready, allowing you to settle in without delay. Additionally, the communal gardens provide a lovely outdoor space for residents to enjoy, perfect for a leisurely stroll or a quiet moment in nature. For those who appreciate local amenities, a delightful fruit and vegetable shop is just around the corner along with a charming local bar adding to the charm of this wonderful location.

This duplex apartment is not just a home; it is a lifestyle choice, offering comfort, style, and a sense of community. Whether you are a first-time buyer or looking to downsize, this property is sure to impress. Do not miss the opportunity to make this stylish apartment your new home in Helmshore.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(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	

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.

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2 2 2 C

- Stunning Duplex Apartment
 - Modern Fitted Kitchen
 - Allocated Parking for Two Vehicles
 - EPC Rating C
- Two Bedrooms
 - Open Plan Living
 - Tenure Leasehold
- Two Bathrooms
 - Private Patio Area
 - Council Tax Band D

Entrance

Composite front door to open plan kitchen/dining/living area.

Open Plan Kitchen/Dining/Living Area

35'7 x 19'10 (10.85m x 6.05m)

Three UPVC double glazed windows, range of high gloss wall and base units with granite work surfaces and upstands, breakfast bar, inset stainless steel sink with mixer tap, integrated Neff oven with four ring induction hob and extractor hood, integrated fridge freezer, integrated dishwasher, television point, exposed stone elevation, spotlights, pendant lighting, wood effect laminate flooring, doors to WC, storage and stairs to lower ground floor.

WC

5'4 x 4'9 (1.63m x 1.45m)

Dual flush WC, pedestal wash basin with waterfall mixer tap, extractor fan, spotlights and tiled flooring.

Lower Ground Floor

Hall

12'1 x 9'3 (3.68m x 2.82m)

Smoke detector, spotlights, wood effect laminate flooring, doors leading to two bedrooms, media room, shower room and utility.

Bedroom One

20'7 x 10'0 (6.27m x 3.05m)

UPVC double glazed window, two electric radiators and door to shower room.

Shower Room

9'10 x 4'9 (3.00m x 1.45m)

Heated towel rail, dual flush WC, pedestal wash basin with waterfall mixer tap, direct feed rainfall shower enclosed with rinse head, extractor fan, spotlights, partially tiled elevations and tiled flooring.

Bedroom Two

17'5 x 11'5 (5.31m x 3.48m)

Two UPVC double glazed windows, electric radiator and door to en suite.

En Suite

7'2 x 4'10 (2.18m x 1.47m)

Heated towel rail, vanity top wash basin with mixer tap, dual

flush WC, tiled panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, inset shelving, part stone effect tiled elevation, PVC to ceiling, spotlights, extractor fan, part tiled elevations and tiled flooring.

Media Room

13'7 x 10'6 (4.14m x 3.20m)

Electric radiator and spotlights.

Utility

7'11 x 5'6 (2.41m x 1.68m)

Electric radiator, range of high gloss wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, plumbing for washing machine, spotlights, extractor fan, wood effect laminate flooring and door to front.

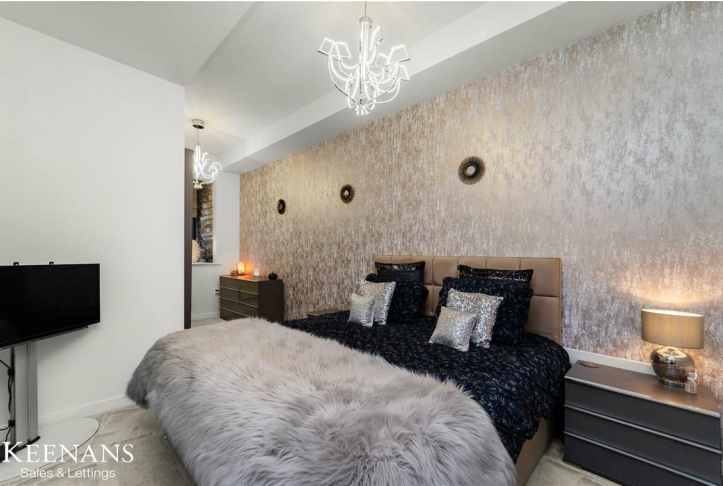
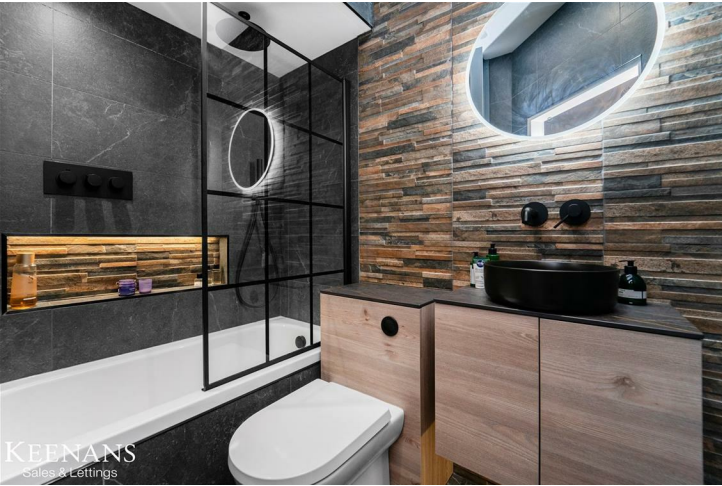
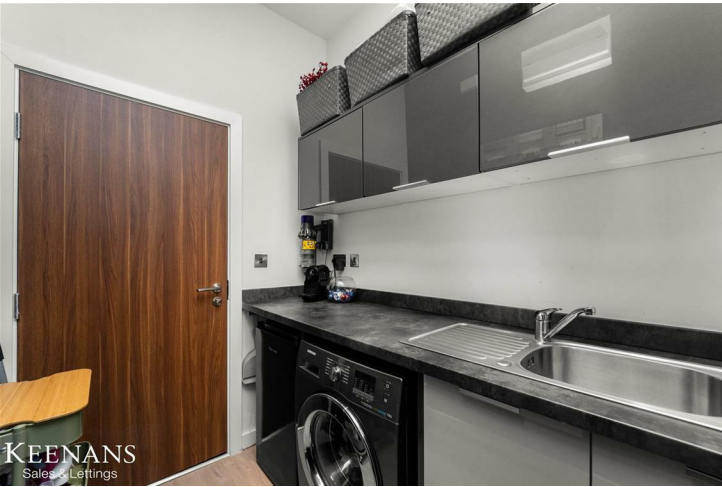
External

Rear

Enclosed private paved patio.

Front

Communal gardens and two allocated parking spaces.



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