



## Dobbin Lane, Rossendale, BB4 7TA

£210,000

THE MOST IDYLIC MID TERRACED PROPERTY WITH AN ENVIABLE GARDEN- NO CHAIN DELAY

Nestled on the charming Dobbin Lane in Rossendale, this exquisite mid-terraced house is a true gem, having been presented and updated to the highest standard. With immaculate presentation and stylish interiors, this property boasts two spacious double bedrooms, modern fixtures and fittings, and a neutral colour palette that creates a warm and inviting atmosphere.

One of the standout features of this home is the remarkable rear garden, which offers a private sanctuary that is not overlooked, providing an ideal space for relaxation or entertaining. The garden is a perfect extension of the living space, allowing you to enjoy the outdoors right at your doorstep.

The property is situated in a highly desirable location, surrounded by stunning hillside views that enhance its appeal. It is conveniently close to local bus routes, schools, and various amenities, making it an excellent choice for families and couples alike. Additionally, the property benefits from easy access to major motorway links, connecting you effortlessly to nearby towns such as Manchester, Bury, Burnley, and Bacup.

This home is truly ready for you to move straight into, making it an ideal choice for those seeking a blend of comfort, style, and convenience. Whether you are a small family or a couple, this property offers everything you need for a delightful living experience in a picturesque setting. Don't miss the opportunity to make this stunning house your new home.

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		79	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	

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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- Two Double Bedroom Mid Terrace Home
- Stunning Private Rear Garden
- On Street Parking
- Tenure - Freehold
- Immaculately Presented Throughout
- Beautiful Hillside Views
- EPC Rating - C
- Modern Fixtures And Fittings
- Sought After Rossendale Location
- Council Tax Band - A

## Ground Floor

### Entrance

Composite double glazed frosted door to reception room.

### Reception Room

16'2 x 12'4 (4.93m x 3.76m)

UPVC double glazed window, central heating radiator, open stone fireplace with oak mantle, integrated alcove storage, television point, under stairs storage, plumbing for washing machine, wood effect laminate flooring, door to inner hall.

### Inner Hall

5'7 x 2'8 (1.70m x 0.81m)

Smoke alarm, wood effect laminate flooring, door to kitchen diner, stairs to first floor.

### Kitchen Diner

16'2 x 8'2 (4.93m x 2.49m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units, granite effect surfaces, composite one and a half sink and drainer with mixer tap, double range cooker with five ring gas hob and extractor hood, integrated fridge freezer and wood effect laminate flooring, UPVC double glazed frosted door to rear.

## First Floor

### Landing

6'5 x 4'11 (1.96m x 1.50m)

Smoke alarm, doors to bedroom one and bathroom, door to stairs to second floor.

### Bedroom One

16'2 x 12'4 (4.93m x 3.76m)

UPVC double glazed window, central heating radiator, open to walk in wardrobe.

### Walk In Wardrobe

5'2 x 2'8 (1.57m x 0.81m)

### Bathroom

16'2 x 5'1 (4.93m x 1.55m)

UPVC double glazed frosted window, chrome heated towel rail, four piece suite comprising of tiled panelled bath with mixer tap, double direct feed rainfall shower enclosure with rinse head, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, under stairs storage, extractor fan, tiled flooring.

## Second Floor

### Bedroom Two

19'9 x 14'3 (6.02m x 4.34m)

Four Velux windows, central heating radiator, smoke alarm, eaves storage.

### External

### Rear

Enclosed decked yard with access to laid to lawn garden, greenhouse, mature shrubbery, bedding areas.



Tel: 01706215618

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)