



**Blackburn Road, Rossendale £185,000**

- Newly Refurbished
- Modern Fitted Kitchen
- Reception Room
- Three Bedrooms
- En-Suite To Master
- Three Piece Suite
- Garage To Rear
- Open Views
- Viewing Essential

INTRODUCTION

A NEWLY REFURBISHED PROPERTY WITH STUNNING VIEWS AND PRIVATE PARKING!

Boasting impressive and spacious indoor living space, this fantastic property has recently been refurbished and has been finished to an immaculate standard. The property is the ideal match for a family looking to make their move to the convenient area of Haslingden. With local schools and motorway and commuter links near, the property comprises briefly of;  
An entrance hallway with stairs to the first floor and door leading to the kitchen. The large kitchen is fitted with stylish wall and base units with integrated Cooke and Lewis appliances and is open to the spacious reception room. The extensive living space has french doors to a balcony with phenomenal views of the hills and beyond.  
To the first floor you will find three double bedrooms, one of which has an impressive ensuite, and a modern family bathroom.  
To the rear of the property there is a balcony from the reception room

which leads down to a secure garage and parking that situated underneath the property.  
For more information or to arrange a viewing, please contact our Rawtenstall office at your earliest convenience.

Ground floor

Entrance

UPVC double glazed door leading to hall.

Hall

6'07 x 4'05 (2.01m x 1.35m)

Central heating radiator, wood effect floor, door to kitchen, stairs to first floor.

Kitchen

16'05 x 12'11 (5.00m x 3.94m)

UPVC double glazed box window, central heating radiator, range of white gloss wall and base, wooden surfaces and upstands, granite coated sink, drainer and mixer taps, eye level oven, integrated microwave, five ring gas hob, extractor hood, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, smoke alarm, spotlights, wood effect floor, doors to understairs storage, open to reception room.

Reception room

15'09 x 15'05 (4.80m x 4.70m)

Central heating radiator, spotlights, television point, UPVC double glazed french doors to balcony.

First floor

Landing

9'06 x 6'09 (2.90m x 2.06m)

Smoke alarm, spotlights, doors to three bedrooms and bathroom.

Bedroom one

13'09 x 11'02 (4.19m x 3.40m)

UPVC double glazed box window, central heating radiator, spotlights, television point, door to en-suite.

En-suite

11'05 x 3'08 (3.48m x 1.12m)

Heated towel rail, three piece suite comprising of a enclosed shower with rainfall shower head, pedestal wash basin, twin flush WC, spotlights, wood effect floor.

Bedroom two

16'08 x 7'07 (5.08m x 2.31m)

UPVC double glazed box window, central heating radiator, spotlights, television point.

Bedroom three

12'09 x 7'05 (3.89m x 2.26m)

UPVC double glazed box window, central heating radiator, spotlights, television point.

Bathroom

8'04 x 5'09 (2.54m x 1.75m)

Heated towel rail, three piece suite comprising of a panel bath with direct feed shower, pedestal wash basin, twin flush WC, spotlights, part tiled elevations, wood effect floor.

External

Rear

Garage.

Agents notes

Tax Band A

