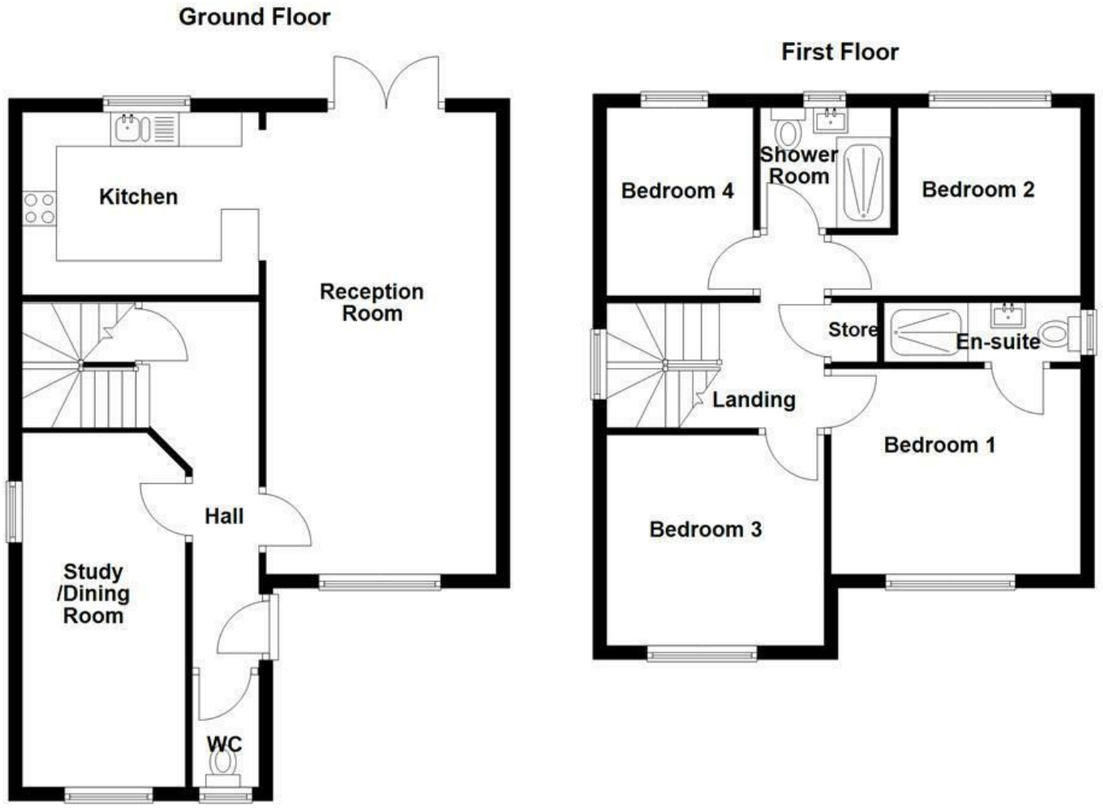
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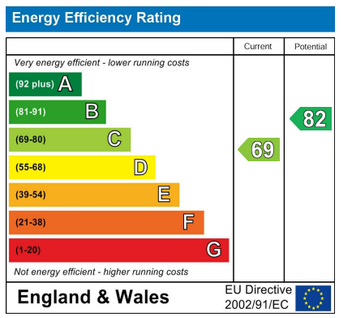












Holmeswood Park, Rossendale, BB4 6JA

£375,000

AN EXQUISITE DETACHED FAMILY HOME IN A SOUGHT AFTER LOCATION- NO CHAIN DELAY

Nestled on the charming Holmeswood Park within Rossendale, this exquisite detached family home offers a perfect blend of modern living and serene surroundings. With four generously sized bedrooms, this property is ideal for families seeking both space and comfort. The home boasts two well-appointed bathrooms, ensuring convenience for all residents.

The heart of the home is its open plan kitchen and living space, designed to foster a warm and inviting atmosphere for family gatherings and entertaining guests. Additionally, the converted garage provides a fantastic study or dining area, adding versatility to the living space.

Outside, the property features off-road parking, a valuable asset in this sought-after location. The beautifully presented gardens are a true highlight, complete with a stunning pergola that creates an enchanting outdoor retreat, perfect for enjoying the fresh air and hosting summer barbecues.

With modern fixtures and fittings throughout, this home is not only stylish but also functional, making it a wonderful choice for those looking to settle in a picturesque estate. This property truly represents a rare opportunity to acquire a family home in one of Rossendale's most desirable areas. Don't miss the chance to make this delightful residence your own.

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

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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£375,000

4 2 2 C

- Four Bedroom Detached Family Home
- Two Modern Bathrooms
- Off Road Parking
- Tenure - Freehold
- Open Plan Kitchen And Living Space
- Beautifully Presented Gardens
- EPC Rating - C
- Converted Garage Study Or Dining Room
- Sought Afte Location
- Council Tax Band - D

Ground Floor

Entrance

Composite double glazed frosted door to hall.

Hall

17'7 x 11'7 (5.36m x 3.53m)

Central heating radiator, coving, understairs storage, wood effect lino flooring, oak doors to reception room, study and WC, stairs to first floor.

WC

5'5 x 3'2 (1.65m x 0.97m)

UPVC double glazed frosted window, central heating radiator, two piece suite comprising of a dual flush WC and a vanity top washbasin with mixer tap, wood effect lino flooring.

Study/ Dining Room

17 x 7'11 (5.18m x 2.41m)

Two UPVC double glazed windows, central heating radiator, acoustic wood panelled elevations, television point, wood effect lino flooring.

Reception Room

22'2 x 11'1 (6.76m x 3.38m)

UPVC double glazed window, central heating radiator, television point, wood effect lino, open to kitchen, UPVC double glazed French doors to rear.

Kitchen

11'7 x 8'9 (3.53m x 2.67m)

UPVC double glazed window, range of grey high gloss wall and base units, granite surfaces and splashbacks, composite one and a half sink and drainer with mixer tap, integrated electric oven, four ring induction hob and extractor hood, integrated fridge and freezer, integrated dishwasher, integrated washing machine, integrated boiler, breakfast bar, spotlights, wood effect lino flooring.

First Floor

Landing

10'1 x 9'3 (3.07m x 2.82m)

UPVC double glazed window, loft access, storage cupboard, wood effect lino flooring, oak doors to four bedrooms and shower room.

Bedroom One

12'10 x 9'10 (3.91m x 3.00m)

UPVC double glazed window, central heating radiator, wood effect lino flooring, oak door to en suite.

En suite

10'1 x 21 (3.07m x 6.40m)

UPVC double glazed frosted window, heated towel rail, three piece suite comprising of dual flush WC, vanity top wash basin with mixer tap, direct feed double rainfall shower enclosure, tiled elevations, extractor fan, spotlights, wood effect lino flooring.

Bedroom Two

12'10 x 8'10 (3.91m x 2.69m)

UPVC double glazed window, central heating radiator, wood effect lino flooring.

Bedroom Three

10'1 x 8'7 (3.07m x 2.62m)

UPVC double glazed window, central heating radiator, wood effect lino flooring.

Bedroom Four

9 x 7 (2.74m x 2.13m)

UPVC double glazed window, central heating radiator.

Shower Room

6'3 x 5'9 (1.91m x 1.75m)

UPVC double glazed frosted window, chrome heated towel rail, three piece suite comprising of dual flush WC, vanity top wash basin with waterfall mixer tap and a double direct feed rainfall walk in shower, tiled elevations, tiled effect lino flooring.

External

Front

Laid to lawn garden with paving, mature shrubbery and driveway.

Rear

Laid to lawn garden with paving, stone chippings, block paving and pergola.





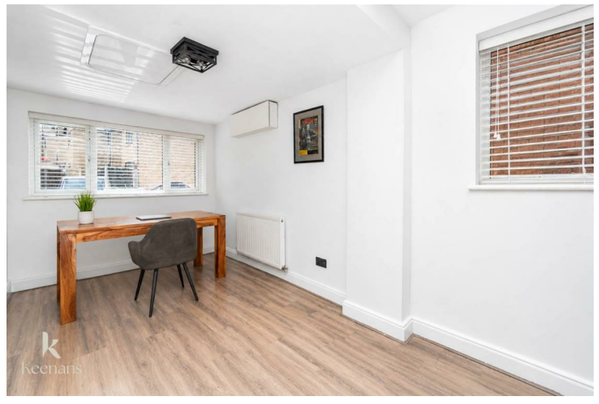












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