



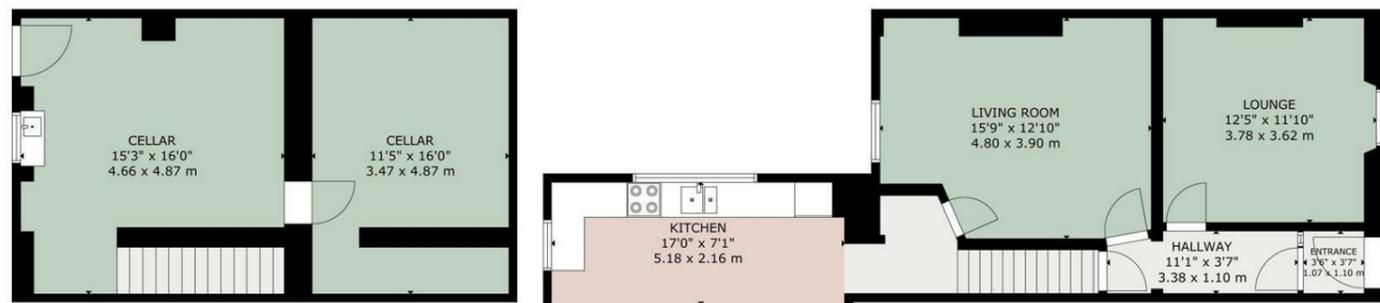
Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

CHARLES LOUIS
HOMES LIMITED

E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk



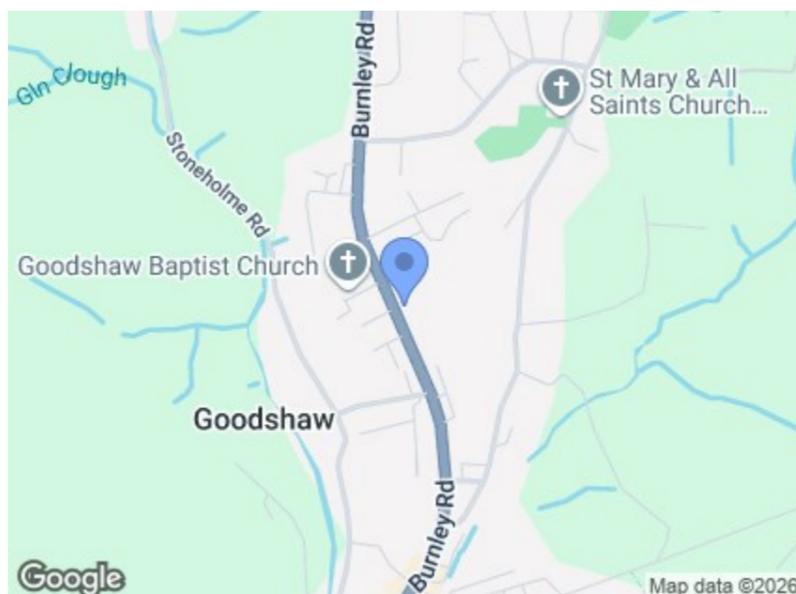
FIRST FLOOR



BASEMENT

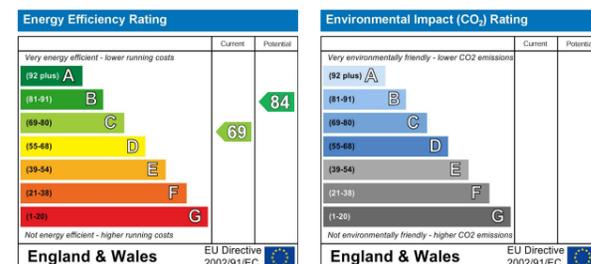
GROUND FLOOR

GROSS INTERNAL AREA
TOTAL: 137 m²/1,473 sq.ft
BASEMENT: 42 m²/452 sq.ft, GROUND FLOOR: 54 m²/585 sq.ft, FIRST FLOOR: 41 m²/436 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

Postcode - BB4 8BW What three words -
///chainsaw.eagles.jammy



741 Burnley Road
, Rossendale, BB4 8BW

Asking price £199,950



- Spacious stone-built property set across three floors
- Well-proportioned kitchen with space for dining
- Modern family bathroom serving the first floor
- Convenient location close to local amenities, schools, transport links and Rossendale countryside
- Two reception rooms including lounge and large living room
- Three bedrooms, including two doubles and a versatile third bedroom
- Large basement with two cellar rooms offering storage or conversion potential
- Tenure - Leasehold, Council Tax - Rossendale band A, EPC rated C

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.

741 Burnley Road

, Rossendale, BB4 8BW

****SOLD WITH NO ONWARD CHAIN**THREE BEDROOM MID TERRACED PROPERTY**SET OVER THREE LEVELS**LOCATED IN A QUIET & WELL SOUGHT AFTER AREA**Charles Louis Homes are pleased to bring to market this deceptively spacious stone-built property set across three levels, offering generous living accommodation alongside excellent storage and versatility. The ground floor features a welcoming entrance hallway leading into a comfortable lounge at the front, complemented by a large living room to the rear. The modern fitted kitchen is well-proportioned, providing ample space for cooking and dining, making it a sociable hub of the home.**

The first floor comprises three bedrooms, including two doubles and a third room ideal as a single bedroom, nursery, or study. A contemporary family bathroom is also located on this floor, serving the bedrooms. The property benefits further from a large basement level, divided into two sizeable cellar rooms, providing excellent potential for storage, a utility space, or conversion into additional living areas, subject to planning.

Situated in a convenient location on Burnley Road, the property is within easy reach of local shops, schools, and transport links, making it an excellent choice for families and professionals. The surrounding Rossendale Valley offers a wealth of countryside walks and outdoor pursuits, while the nearby motorway network ensures straightforward access to Manchester and other major towns across the North West.

Entrance and Hallway

3'6 x 3'7, 11'1 x 3'7 (1.07m x 1.09m, 3.38m x 1.09m)
UPVC double glazed front door, central heating radiator, wood effect flooring, doors to the lounge, living room and stairs to first floor.

Lounge

12'5 x 11'10 (3.78m x 3.61m)
UPVC double glazed window, central heating radiator, coving, central ceiling light and additional wall sconces, and television point.



Living Room

15'9 x 12'10 (4.80m x 3.91m)
UPVC double glazed window, central heating radiator, coving, central ceiling light and additional wall sconces, and door to basement stairs and through to the kitchen



Kitchen

17'0 x 7'1 (5.18m x 2.16m)
Two UPVC double glazed windows, central heating radiator, range of wall and base units with wood effect work surfaces and upstands, tiled splashback, one and a half sink and drainer with mixer tap, free standing double oven with four ring electric hob, space for fridge freezer, plumbing for washing machine, inset ceiling spotlights and wood effect flooring.



Cellar One

11'5 x 16 (3.48m x 4.88m)
UPVC double glazed window, ceramic sink and drainer, plumbing for washing machine, door to cellar two and UPVC double glazed door to rear.

Cellar Two

15'3 x 16 (4.65m x 4.88m)

First Floor Landing

7'4 x 9'4 (2.24m x 2.84m)
Central heating radiator, loft access doors to three bedrooms and bathroom.

Bedroom One

12'7 x 10 (3.84m x 3.05m)
UPVC double glazed window, central heating radiator and fitted wardrobe



Bedroom Two

11'7 x 8'8 (3.53m x 2.64m)
UPVC double glazed window and central heating radiator.



Bedroom Three

11'7 x 6'2 (3.53m x 1.88m)
UPVC double glazed window and central heating radiator.



Bathroom

7'9 x 5'4 (2.36m x 1.63m)
UPVC double glazed frosted window, fully tiled, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel enclosed bath with mixer tap and overhead direct feed shower, inset ceiling spotlights and wood effect vinyl flooring.



Rear Yard

Enclosed paved garden.