



Greendale Avenue, Rossendale

Offers Over £220,000 Freehold

This home is located in a popular residential area. It features a high specification kitchen and bathroom, along with two reception rooms and a conservatory. There are two double bedrooms, a double driveway for convenient parking, and a sizable rear garden that offers scenic views. No onward chain.

Double Glazing | Driveway | Gas Central Heating | Modern Kitchen | Rear Garden | Semi Detached House | Two Bedrooms | Family Bathroom |

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Greendale Avenue, Rossendale

Greendale Avenue located off Newchurch Road within proximity of Rawtenstall centre, with scenic views, yet having a full range of local amenities nearby with commuter and public transport links, including bus, East Lancashire railway and road network leading to Bury, Manchester or Burnley and beyond. Available Now.

A two bedroom semi detached house with modern high gloss kitchen and modern bathroom suite ready for a new tenant to occupy. Comprising of two reception rooms, conservatory leading to the raised patio area and sizeable south facing rear garden. Double driveway to front aspect.

Rawtenstall is a truly flourishing location, with picturesque surroundings and independent restaurants, bars and cafes. A real gem within the Northwest, the town is becoming increasingly desirable, with an array of activities all within easy reach.

Council Tax Band: B (Rossendale Borough Council)
Tenure: Freehold
Parking options: Driveway
Garden details: Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Ground Floor

Porch

Hall

Central heating radiator, stairs to the first floor and door to reception room one.

Living room

w: 12m x l: 11m (w: 39' 4" x l: 36' 1")

UPVC double glazed window, central heating radiator, open arch to the reception room two.

Dining

w: 14m x l: 7m (w: 45' 11" x l: 23')

Double glazed window to side aspect and wood framed double glazed window to the conservatory, central heating radiator, under stair storage housing the combination boiler and doors to the kitchen.

Kitchen

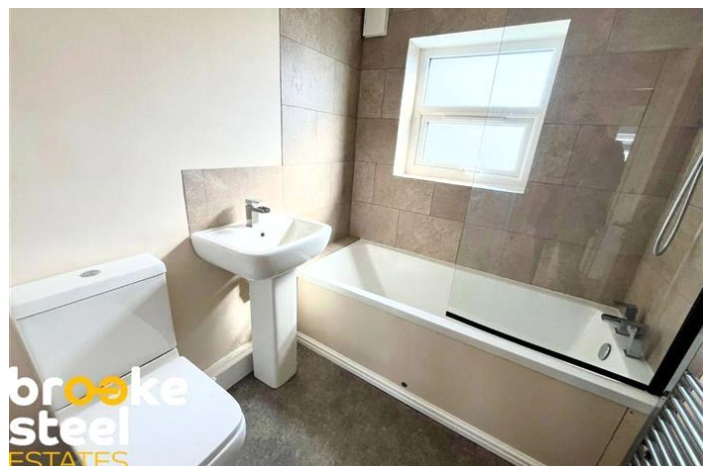
w: 11m x l: 9m (w: 36' 1" x l: 29' 6")

UPVC double glazed window and window to the conservatory, with fitted black gloss wall and base units with roll top work surfaces over. Inset sink with drainer and mixer tap, integrated oven with hob and extractor. Space for plumbing for washing machine, space for tumble dryer and fridge freezer. Door to the conservatory.

Conservatory

w: 13m x l: 8m (w: 42' 8" x l: 26' 3")

Sloped polycarbonate roof, wood flooring, storage heaters, and French doors to the rear.



First Floor

Landing

Double glazed window, smoke alarm, loft access point and doors to two bedrooms and the bathroom.

Bedroom 1

w: 11m x l: 9m (w: 36' 1" x l: 29' 6")

UPVC double glazed window, central heating radiator and a fitted double wardrobe over the stairs.

Bedroom 2

w: 11m x l: 8m (w: 36' 1" x l: 26' 3")

UPVC double glazed window, central heating radiator and a fitted wardrobe.

Bathroom

w: 9m x l: 6m (w: 29' 6" x l: 19' 8")

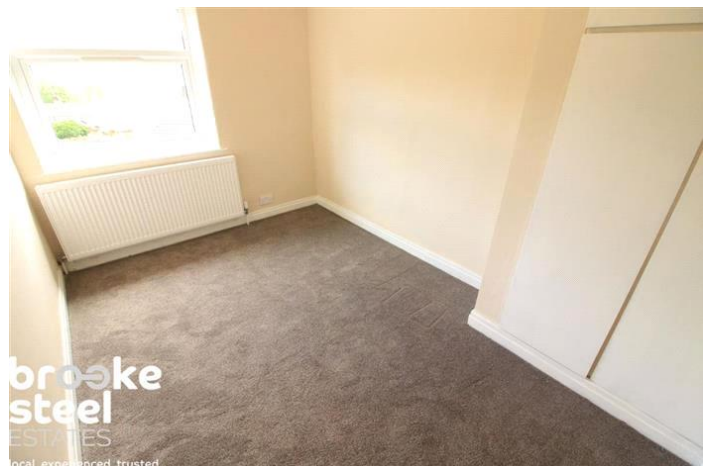
Three piece suite comprising of bath with shower over, pedestal wash basin, low level WC. Double glazed frosted window.

Externally

Driveway

Rear Garden

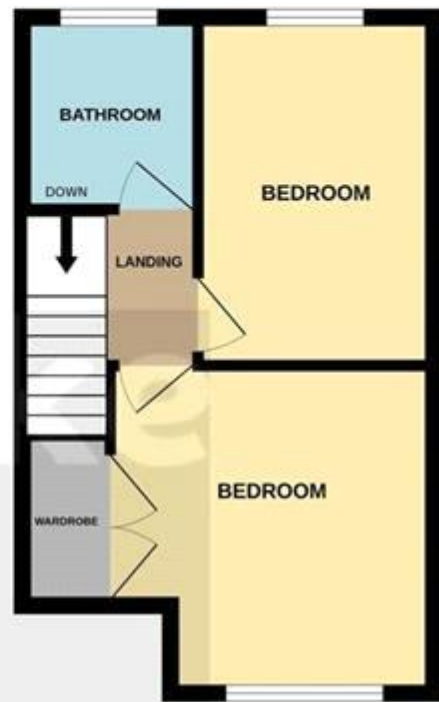
Rear - Split level garden with a paved higher level and gravel and planted beds to the lower level.



GROUND FLOOR

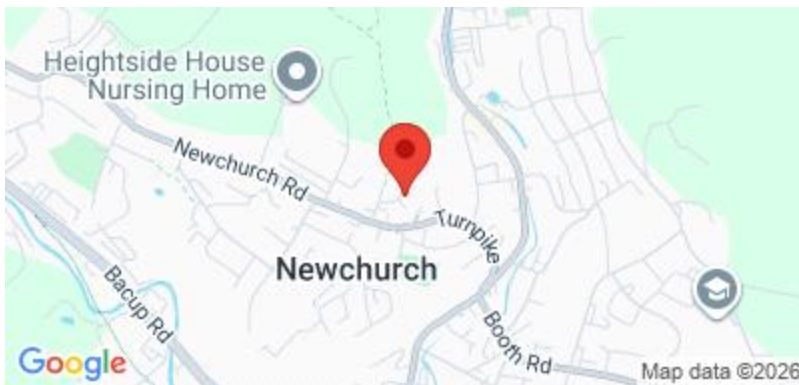


1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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