



## 3 bed semi-detached bungalow to buy in BB4

St. Thomas Road, Rossendale, Lancashire, BB4 8PJ

**£180,000** Starting Bid

 x3  x1  x3

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ 3 Bedroom Semi Detached House
- ✓ Countryside Views
- ✓ Desirable Location
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Charming 3-Bedroom Semi-Detached Dormer Bungalow – Sought-After Crawshawbooth Location

Tenure: Freehold

Tucked away in the desirable village of Crawshawbooth, this beautifully maintained semi-detached dormer bungalow offers a wonderful balance of comfort, versatility, and style. Ideal for families or anyone looking for a peaceful home with easy access to local amenities, it combines light-filled living spaces with a private, sun-soaked garden and plenty of parking.

Ground Floor

From the moment you step inside the welcoming entrance hallway, it's clear this home has been thoughtfully cared for. The spacious lounge, bathed in natural light, is perfect for relaxing evenings or social gatherings. A versatile second reception room – currently set up as a lodge-style space – offers endless possibilities, whether as a home office, playroom, or cosy snug.

The recently fitted kitchen impresses with its contemporary design and excellent storage, while the adjoining conservatory provides a seamless link to the garden, making it an ideal spot for morning coffee or entertaining guests. A practical utility room with WC adds convenience for busy households.

First Floor

Upstairs, you'll find three well-proportioned bedrooms, each offering a comfortable retreat for family or guests. The stylish family bathroom has been designed with relaxation in mind, featuring modern fittings and a fresh, inviting feel.

## Additional Features

Integral garage for secure parking or storage

Generous driveway with space for multiple vehicles

Private, enclosed rear garden with patio, lawn, and mature planting

South-west facing aspect, enjoying plenty of natural sunlight throughout the day

## Location

Set in the heart of Crawshawbooth, this home is within easy reach of local shops, cafés, and well-regarded schools, while excellent transport links make commuting simple. The surrounding Rossendale countryside offers stunning walks, cycling routes, and a strong sense of community – all right on your doorstep.

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £180,000

Property Type: Semi-detached Bungalow

Parking: Driveway & Garage

Year built: 1960

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

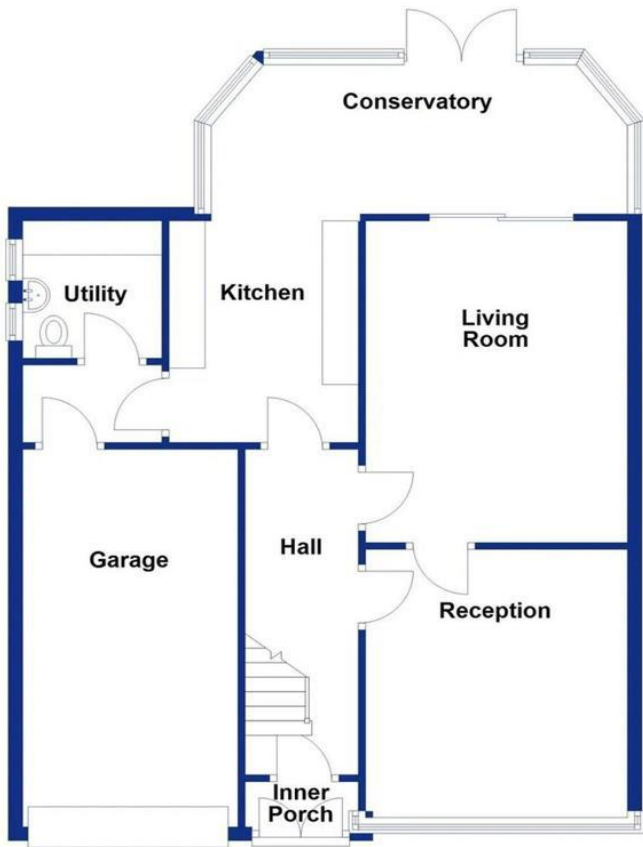
Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

St. Thomas Road, Rossendale, Lancashire, BB4 8PJ

Contact your local branch today for more information on this property:

**Regent House Regent Road, Horsforth, Leeds, West Yorkshire, LS18 4NP, [www.letsliveleeds.com](http://www.letsliveleeds.com)**

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.

