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## Chapel Mews, Waterfoot, Rossendale, BB4



**95,000**

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Entwistle Green are delighted to be given the opportunity to offer for sale this Semi Detached property. The property offers to the ground floor a lounge, fitted dining kitchen and cloakroom. To the first floor there are two bedrooms and family bathroom. The property has double glazing throughout and is gas centrally heated. Viewing is a must to fully appreciate the accommodation on offer.



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## Accommodation

2 Bedrooms

2 Receptions

1 Bathroom

### Entrance

Door to front

### Hall *4.3m x 3.3m*

UPVC double glazed window, wall mounted radiator, stairs to first floor, cupboard housing electric meter.

### Cloakroom

2 Piece suit comprising low level WC, pedestal washbasin, tiled splash backs, wall mounted radiator, UPVC double glazed window.

### Lounge *5.4m x 3.9m*

UPVC double glazed window to rear elevation, electric stove with cast iron surround, wall mounted radiator, TV point and tiled floor.

### Kitchen *4.1m x 3.3m*

Fitted kitchen with a range of wall and base units with complimentary roll edge work surfaces, inset sink with drainer, integrated gas hob, extractor hood, space for appliances, wall mounted radiator, tiled flooring and double glazed window to rear elevation.

### Bathroom

Three piece white suit comprising of low level WC, pedestal washbasin, panelled bath, velux double glazed window.

### Bedroom 2 *3.2m x 2.7m*

UPVC double glazed window to rear elevation, wall mounted radiator.

### Bedroom 1 *4.2m x 3.1m*

UPVC double glazed window to rear elevation, wall mounted radiator, under storage to eaves.

### External

#### Rear

Small paved area for bin access.



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**Pictures**





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**Energy Performance Certificate**