



**Goodshaw Lane
Rossendale
Lancashire
BB4 8DJ**

Offers in Excess of £689,000

bettermove

Goodshaw Lane

Rossendale

Bettermove are proud to present this Edwardian 4 bedroom semi-detached house in Rossendale with excellent character features throughout available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample off street parking available via the driveway. The council tax band is E.

The interior of this beautifully presented property with original character features such as coving throughout each room, original slate and marble fireplaces in the bedrooms and lounge briefly comprises a entrance hallway, spacious living room, dining room and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms, the family bathroom and separate shower room. On the second floor there is a Lounge area and the fourth bedroom. The exterior boasts a private rear garden with a detached outbuilding, perfect for enjoying the summer months.

Located in the popular town of Rossendale, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M62, the M65 and many local buses.

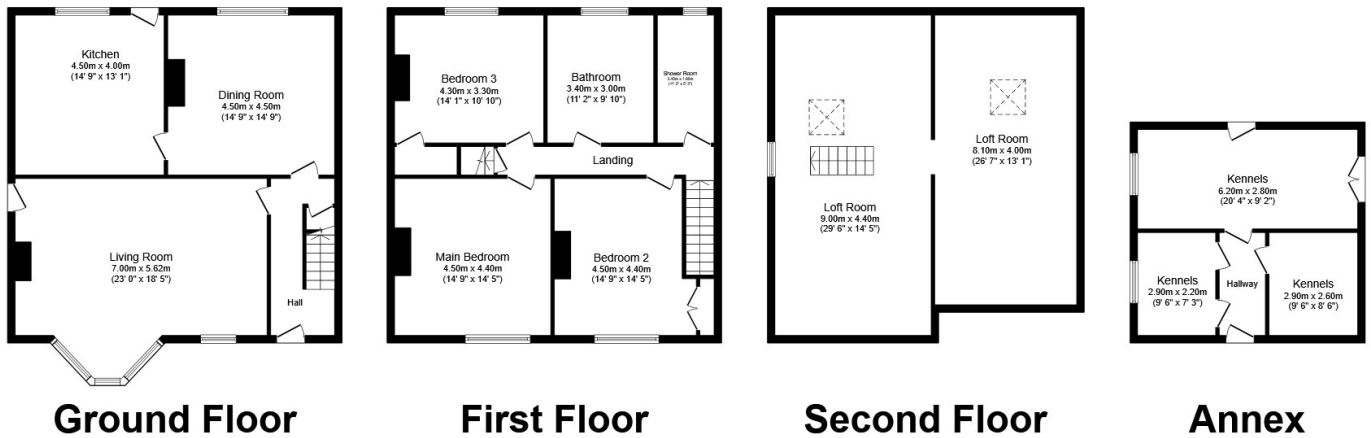
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Total floor area 273.8 m² (2,947 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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