



Cherry Tree Way

Rossendale

Miller Metcalfe
Every step of the way

Cherry Tree Way

Rosendale

Semi Detached



3



1

EPC Rating - D

We are thrilled to welcome to the market this well appointed and beautifully presented three bedroom semi detached home! Sitting on an enviable and generous plot, if you're looking for a family upsize to grow into and enjoy for years to come this will certainly fit the bill!

Neutrally decorated throughout and flowing with a sophisticated and modern twist, the property is ready to move straight into and enjoy from day one. Take advantage of a bright and airy lounge, full width kitchen/diner, three bedrooms and a modern bathroom suite. Furthermore there's off road parking plus a private and well kept rear garden.

Cherry Tree Way is a quiet and well regarded cul-de-sac popular with families. There's an abundance of amenities on the doorstep such as excellent primary and secondary schools, shops, supermarkets and plenty of places to eat and drink. For those that enjoy outdoor pursuits, there's plenty of popular walking trails to keep you busy and active.

In brief, the accommodation briefly comprises; entrance door leading to a welcoming porch. Doors lead to a bright and airy lounge with an adjacent high gloss kitchen/diner with a combination of base and eye level kitchen units and plenty of space to accommodate a dining table. Take the stairs to the first floor and you'll find two double bedrooms, a single bedroom and a modern family bathroom suite.

SATELLITE / FIBRE TV AVAILABILITY

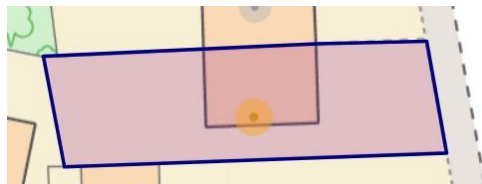
BT
Sky

TENURE
Freehold

LOCAL AUTHORITY & COUNCIL TAX
Lanvashire County Council
Band B
Annual Price: 1650

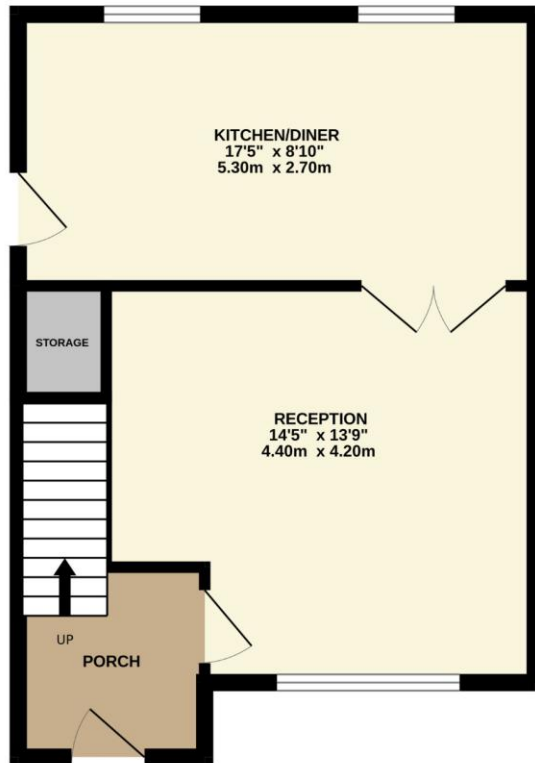
BROADBAND
Basic 5 Mbps
Superfast 152 Mbps

MOBILE COVERAGE
EE
Vodafone
O2

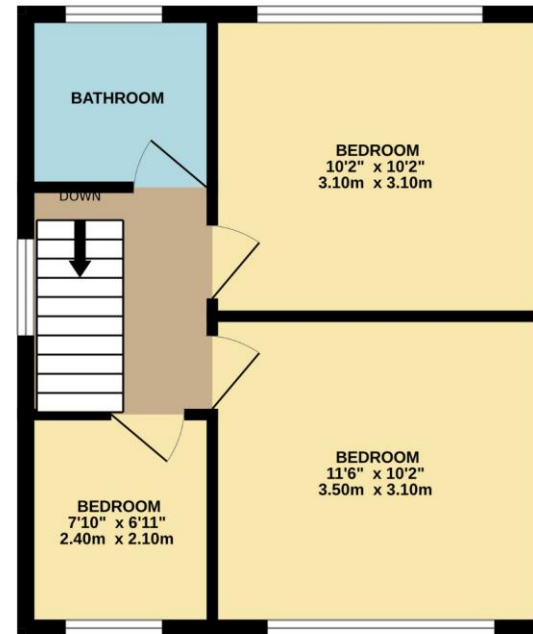




GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 791 sq.ft. (73.5 sq.m.) approx.

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.
Made with Metropix ©2024

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.