

3 Gresham Street, Rossendale

Rossendale

Offers Over £130,000



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Gresham Street offers a peaceful and tranquil setting, positioned along an unadopted lane with parking space to the front and a charming wildflower-lined lane to the rear. Set over four floors, this quaint mid-terrace home is conveniently situated close to Newchurch and Waterfoot, offering plenty of character alongside versatile living space.

Approaching the property, the unadopted lane provides space to park directly outside. Stepping inside, an entrance vestibule leads into a generously sized lounge, featuring a breakfast bar overlooking the front and an electric fire creating an attractive focal point.

To the rear is the fitted kitchen, finished with stylish two-tone units and incorporating an integrated oven and hob. From here, access leads into an enclosed rear yard. Beyond the yard is an old unadopted communal garden that has been lovingly maintained by local residents and transformed into a delightful wildflower oasis, complete with a communal seating area – a particularly charming feature of the setting.

The lower-ground-floor cellar is dry and provides excellent additional storage space.

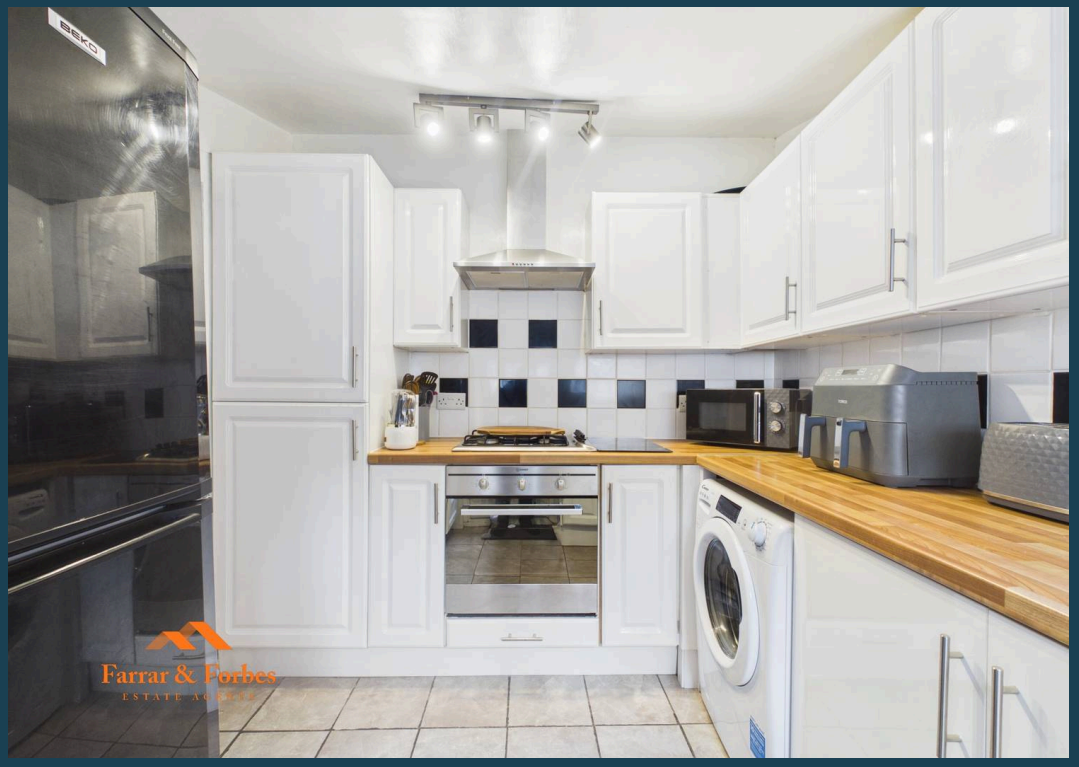
On the first floor are two bedrooms, with the second bedroom currently used as a book room, and useful storage cupboard. The family bathroom comprises a three-piece suite including a low-level WC, pedestal hand wash basin and panelled bath with an overhead shower.

Completing the accommodation is the converted attic, currently arranged as a guest room with a cosy reading nook. This versatile space could alternatively make an excellent home office, hobby room or additional storage area.

With accommodation arranged across four floors, off-road parking space to the front, and on street parking. The property also comes with a detached garage. The unique wildflower setting to the rear, Gresham Street is a characterful home in a wonderfully peaceful location close to both Newchurch and Waterfoot.

Caveat: The front & back external space are not registered on the title but been in possession since the previous purchase. Rear Yard is on the title.

- Quiet Row of Terrace Houses
- Set Over Four Floors
- Two Bedrooms
- Attic Room For Guests
- Lounge With Fire & Breakfast Bar


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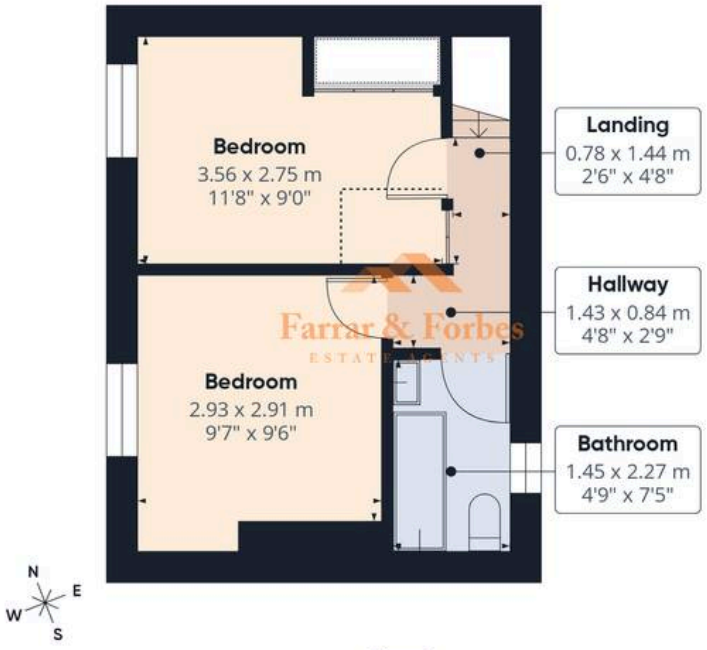

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Floor -1



Floor 0



Floor 1



Floor 2

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Approximate total area(1)

89.9 m²

967 ft²

Reduced headroom

21.2 m²

228 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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