



## 4 bed detached house to buy in

Lower House Green, Lumb, Rossendale,  
Lancashire, BB4 9UH

**£275,000** Starting Bid

🏠 x4 🚗 x2 🚲 x1

Tenure

**Leasehold**

Garage parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Detached Property
- ✓ Four Bedrooms
- ✓ Generous Lounge
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Discover the potential of this three-story, four-bedroom detached family home located in the charming village of Water. With a blend of spacious living and a tranquil setting, this property is perfect for families looking to create their dream home. Although it requires some basic upgrading throughout, it offers a fantastic opportunity to personalize and enhance its features.

### Accommodation Overview:

Upon entering the ground floor, you'll find a welcoming entrance hallway that leads into a generous lounge, ideal for family gatherings and relaxing evenings. The large dining kitchen provides ample space for culinary adventures and entertaining guests, seamlessly connecting to a bright conservatory that invites the outdoors in.

On the first floor, you will discover four well-proportioned bedrooms, including a principal suite complete with an ensuite shower room for added privacy and convenience. A family bathroom on this level serves the additional bedrooms, ensuring comfort for all family members.

The lower level boasts a large garage storeroom, perfect for additional storage needs, along with a convenient WC.

### External Features:

The property benefits from driveway parking to the front, ensuring ease of access. To the rear, an enclosed garden offers a peaceful retreat, backing onto serene open farmland, providing a picturesque backdrop for outdoor activities and relaxation.

With its prime location in Water, this detached family home is an ideal canvas for those looking to invest in a property with great potential. Don't miss out on the chance to transform this home into a personal sanctuary.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 966

Annual Ground Rent Amount: £35.00

Price: Starting Bid £275,000

Property Type: Detached House

Parking: Garage, Off Street

Year built: 1991

Construction materials: Brick and block, Stone built

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: Yes

Sewerage: Standard UK domestic

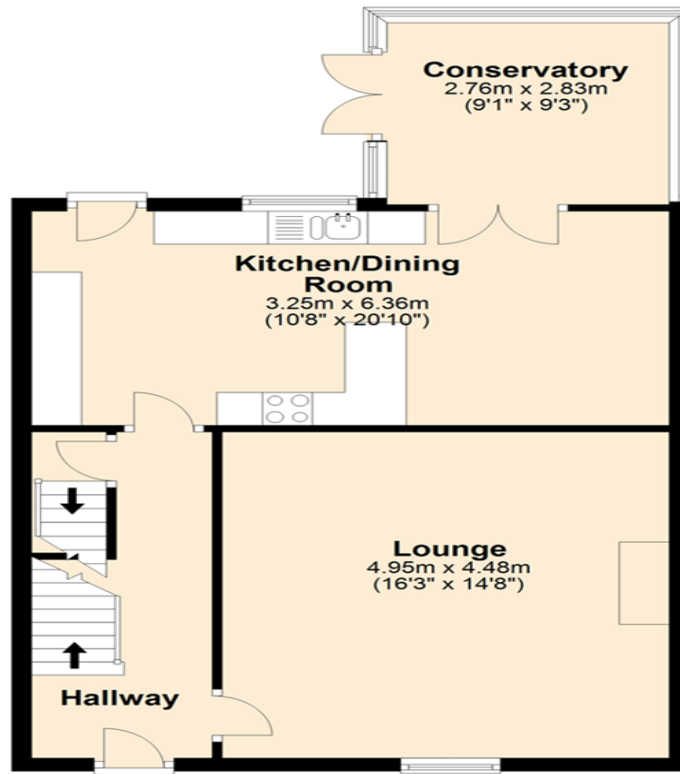
Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Ground Floor

Approx. 61.0 sq. metres (657.0 sq. feet)



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>	71	79
(55-68) <b>D</b>		
(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	

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

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