



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Burnley Road East, Rossendale, BB4 9QS

### Offers Over £190,000

A BEAUTIFUL HOME WITH GORGEOUS COUNTRYSIDE VIEWS

Conveniently situated in a popular area of Rossendale, this deceptively spacious two-bedroom, family home offers bright internal accommodation and a superb, well maintained communal garden to the rear of the property.

This property is ideally suited to a small family or a first time buyer looking to find a home to move straight into. The property provides easy access to local amenities, close to well regarded schools as well as providing good access to commuter routes to Rawtenstall town centre where there are ample shops and eateries. This property is not one to be missed!

The property comprises briefly, to the ground floor: entrance through the vestibule which has a door leading to the dining room. The spacious dining room has double doors providing access to the fitted kitchen. The kitchen is fitted with wall and base units, has stairs to the lower ground floor and to the first floor and a door providing access to the shared access balcony. To the lower ground floor there is an inner hallway with doors providing access to the living room and to the utility room. The utility room has doors to the WC, and two storage cupboards. The spacious living room has a log burner and a door providing access to the rear garden.

To the first floor is a landing with stairs leading to the second floor and doors leading to two bedrooms and a four piece bathroom suite. To the second floor there is a good sized attic room. Externally, to the rear of the property, there is an enclosed communal lawn garden, with a play area, stream, bedding area and mature shrubbery.

For further information, or to arrange a viewing, please contact our Rossendale team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

# Burnley Road East, Rossendale, BB4 9QS

## Offers Over £190,000



- Tenure Leasehold
- On Street Parking
- Fitted Kitchen
- Close Proximity To Amenities
- Council Tax Band B
- Two Bedroom Mid terraced Property
- Ideal Home For Small Family
- EPC Rating D
- Four Piece Bathroom Suite
- Easy Access To Major Commuter Routes

### Ground Floor

#### Entrance

Via a composite front door to vestibule.

#### Vestibule

3'4 x 3'3 (1.02m x 0.99m)  
Double glazed lockable door to dining room.

#### Dining Room

16'8 x 14'8 (5.08m x 4.47m)  
UPVC double glazed window, central heating radiator, exposed wood beams, doors to kitchen, television point and electric fire.

#### Kitchen

16'8 x 14'9 (5.08m x 4.50m)  
UPVC double glazed window, central heating radiator, cream wall and base units, laminate work top, ceramic one and a half sink and drainer with mixer tap, oven, four ring hob and extractor hood, plumbed for fridge, breakfast bar, boiler, part tiled floor, composite double glazed door to shared access balcony, stairs to first floor and lower ground floor.

### Lower Ground Floor

#### Inner Hall

7'4 x 2'4 (2.24m x 0.71m)  
Doors to living room and utility room.

#### Utility Room

12'1 x 15' (3.68m x 4.57m)  
Central heating radiator, base units, laminate work top, stainless steel sink and drainer with mixer tap, plumbed for washing machine, dryer, space for freezer, tiled floor, doors to two storage rooms and WC.

#### WC

4'9 x 4'5 (1.45m x 1.35m)  
Dual flush WC, wall mounted wash basin with mixer tap and tiled floor.

#### Living Room

14'10 x 13' (4.52m x 3.96m)  
UPVC double glazed window, two central heating radiators, ceiling rose, log burner, stone surround, television point, composite double glazed door to rear and communal gardens.

### First Floor

#### Landing

8'8 x 5'5 (2.64m x 1.65m)  
Wood floor, smoke alarm, doors to two bedrooms, bathroom and stairs to second floor.

#### Bedroom One

14'10 x 13'6 (4.52m x 4.11m)  
Two UPVC double glazed windows, central heating radiator, double fitted wardrobes and behind louvered doors there is a storage area.

### Bedroom Two

14'2 x 9'2 (4.32m x 2.79m)  
UPVC double glazed window, central heating radiator and fitted wardrobes.

### Bathroom

11'3 x 5'4 (3.43m x 1.63m)  
UPVC double glazed frosted window, central heating towel rail, four piece suite, low bowl WC, vanity wash basin with mixer tap, bath with mixer tap and rinse head, electric feed shower, part tiled elevation and tiled floor.

### Second Floor

#### Attic Room

14'11 x 20' (4.55m x 6.10m)  
Two Velux windows, central heating radiator, smoke alarm, gas fire and television point.

### External

#### Rear

Lawn, communal garden, stream, bedding area and mature shrubs.

