



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 | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 62 | |
| (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, Rossendale, BB4 8QL

Offers Over £179,950

THE PERFECT FIRST TIME HOME

Keenans are proud to bring to the market this beautiful two-bedroom home with great potential for a family or first time buyer looking for a property 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 Manchester, Bury and Burnley. This property is not one to be missed!

The property comprises briefly, to the ground floor: entrance through to the vestibule which has a door leading to the living room. The living room has a door providing access to the dining room which is open to the kitchen, has stairs to the first floor and a door providing access to the rear garden. The modern kitchen is fitted with new base units and has integrated appliances. To the first floor is a landing with doors leading to two bedrooms and a three piece bathroom suite. Externally, to the rear of the property, there is an enclosed paved garden with access to off road parking. To the front of the property there is an enclosed garden.

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 @keenansestateagents

Burnley Road, Rossendale, BB4 8QL

Offers Over £179,950



- Tenure Leasehold
- Off Road Parking
- Fitted Kitchen
- Easy Access To Major Commuter Routes
- Council Tax Band B
- Two Bedroom End Terraced Property
- Ideal Home For Small Family Or First Time Buyers
- EPC Rated D
- Three Piece Bathroom Suite
- Envious Views

Ground Floor

Entrance

Via a composite front door to vestibule.

Vestibule

3'4 x 3'3 (1.02m x 0.99m)

Door to living room.

Living Room

14'5 x 14' (4.39m x 4.27m)

UPVC double glazed window, central heating radiator, television point, wood effect floor, electric fire and door to dining room.

Dining Room

13'8 x 12'7 (4.17m x 3.84m)

Spotlights, central heating radiator, wall units and fridge freezer, wood effect floor, stairs to first floor, doorway to kitchen, under stairs storage and UPVC double glazed door to rear yard.

Kitchen

10'3 x 8' (3.12m x 2.44m)

UPVC double glazed window, two Fakro (like velux), stainless steel sink and drainer with spring neck mixer tap, Zanussi oven, microwave, four ring gas hob and extractor hood, spotlights, integrated dish washer, part tiled elevation, tiled floor, plumbed for washing machine, base units and solid oak wood work tops.

First Floor

Landing

5'10 x 5'6 (1.78m x 1.68m)

Doors to two bedrooms and bathroom.

Bedroom One

14'10 x 13'9 (4.52m x 4.19m)

UPVC double glazed window, central heating radiator and oak wardrobes (staying).

Bedroom Two

9'1 x 8'7 (2.77m x 2.62m)

UPVC double glazed window, central heating radiator, oak wardrobe (staying) and storage cupboard.

Bathroom

6'4 x 5'9 (1.93m x 1.75m)

UPVC double glazed window, central heating radiator, three piece suite, dual flush WC, vanity wash basin with mixer tap, panel bath, main feed shower, part tiled elevation and laminate floor.

External

Rear

Paved garden, off road parking and shed.



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