



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			
(69-80) C			
(55-68) D			
(39-54) E		49	
(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.

## Parrock Street, Crawshawbooth, BB4 8PQ

### Offers Over £140,000

FANTASTIC INVESTMENT OPPORTUNITY

This spacious three bedroom end terrace property is being welcomed to the market in the sought after area of Crawshawbooth. Boasting two spacious reception rooms, kitchen, three generously sized bedrooms, three piece bathroom and yard to the rear. This property would be ideal for an investor looking to renovate and expand their portfolio. Situated conveniently close to local schools, amenities and transport links to neighbouring towns. This property is not one to be missed!

The property comprises briefly; entrance into a welcoming hallway which has doors to two reception rooms and staircase to the first floor. The second reception room has understairs storage and a door to the kitchen which leads out to the rear yard. The first floor landing houses doors on to three bedrooms and a three piece bathroom. Externally to the rear of the property is an enclosed yard.

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

# Parrock Street, Crawshawbooth, BB4 8PQ

## Offers Over £140,000

 3  1  2  E

- Tenure Leasehold
- On Street Parking
- Fitted Kitchen And Three Piece Bathroom Suite With Viewing Essential
- Close Proximity To Local Amenities
- Council Tax Band A
- Spacious Three Bedroom End Terraced Property
- Enclosed Rear Yard
- EPC Rating E
- Ideal Investment Opportunity
- Easy Access To Major Network Links

### Ground Floor

#### Entrance

UPVC door to hallway.

#### Hallway

14' x 5'5 (4.27m x 1.65m)

Central heating radiator, cornice coving, doors to reception room one, reception room two and stairs to first floor.

#### Reception Room One

12'3 x 10'10 (3.73m x 3.30m)

Two hard wood double glazed windows and central heating radiator.

#### Reception Room Two

14'1 x 12'2 (4.29m x 3.71m)

Hard wood double glazed window, French doors to rear, central heating radiator, television point, electric fire with decorative surround, wood effect floor, door to kitchen and door to under stairs storage.

#### Kitchen

12'10 x 9'7 (3.91m x 2.92m)

UPVC double glazed window, composite door to rear, central heating radiator, gloss wall and base units, laminate work tops, single oven, four ring gas hob, tiled splash back, stainless steel sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, boiler and laminate flooring.

### First Floor

#### Landing

Loft access, coving, doors to three bedrooms and bathroom.

#### Bedroom One

14'4 x 11' (4.37m x 3.35m)

UPVC double glazed window and central heating radiator.

#### Bedroom Two

10'11 x 10'9 (3.33m x 3.28m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

7'9 x 7'1 (2.36m x 2.16m)

UPVC double glazed window and central heating radiator.

#### Bathroom

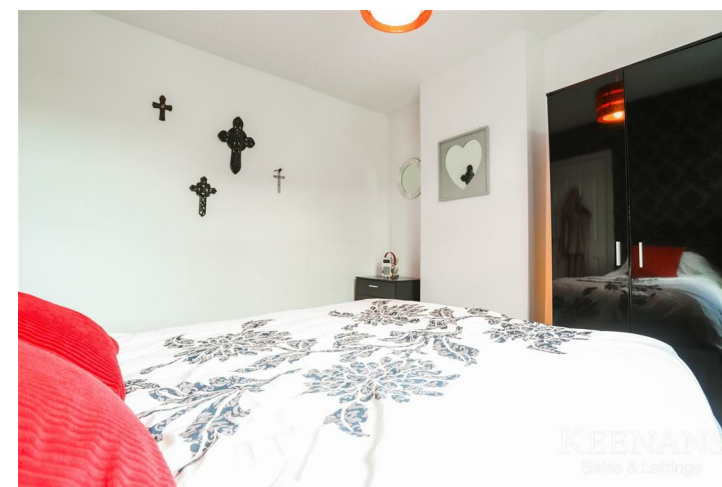
9'10 x 6'6 (3.00m x 1.98m)

Hard wood double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, tiled double bath with mixer tap and direct feed shower, spotlights, part tiled elevation and lino flooring.

#### External

#### Rear

Enclosed yard.



Tel: 01706215618

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)