



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	74	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		45
(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.

## Peter Street, Rossendale, BB4 7NR

### Offers Over £135,000

FOUR-BEDROOM FAMILY HOME IN THE HEART OF RAWTENSTALL

This four-bedroom family home is being proudly welcomed to the market. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes, ideally suited to a growing family looking to put their personal stamp on for a long term home.

Comprising briefly to the ground floor; entrance via the reception room which flows internally into the kitchen diner which has doors to the rear. To the first floor is a landing to two bedrooms and a family bathroom with stairs to the second floor. To the second floor is a landing to bedroom three and four. Externally, to the rear is an enclosed yard.

For further information, or to arrange a viewing please contact our Rawtenstall office at your earliest convenience. To preview properties coming to the market with Keenans please follow our social media Facebook : Keenans Estate Agents and Instagram @keenans.ea

# Peter Street, Rossendale, BB4 7NR

## Offers Over £135,000



- Tenure Leasehold
- On Street Parking
- Enclosed Rear Yard
- Council Tax Band A
- Spacious Four Bedroom Mid Terraced Property With Viewing Essential
- Easy Access To Network Links
- EPC Rating E
- Ideal Investment Opportunity Or Family Home Once Renovated
- Close Proximity To Local Amenities

### Ground Floor

#### Entrance

Via a UPVC double glazed door to reception room

#### Reception Room

12'2 x 11'5 (3.71m x 3.48m)

UPVC double glazed window, central heating radiator and door leading to the hall.

#### Kitchen

12'2 x 12' (3.71m x 3.66m)

Hard wood double glazed window, central heating radiator, base units, laminate work top, stainless steel sink and drainer with mixer tap, plumbed for washing machine, laminate flooring, door to rear, door to cellar and storage.

### First Floor

#### Landing

Doors to two bedrooms, bathroom and stairs to first floor.

#### Bedroom One

12'4 x 11'6 (3.76m x 3.51m)

PVC double glazed window and central heating radiator.

#### Bedroom Two

9'1 x 8'9 (2.77m x 2.67m)

Hard wood double glazed window and central heating radiator.

#### Bathroom

9'2 x 4'7 (2.79m x 1.40m)

Hard wood double glazed frosted window, central heating radiator, panel bath with mixer tap, low level WC, pedestal wash basin with mixer tap, part tiled elevation and vinyl flooring.

### Second Floor

Leading to bedrooms three and four.

#### Bedroom Three

13'6 x 11'4 (4.11m x 3.45m)

Velux window and central heating radiator.

#### Bedroom Four

12'8 x 10'3 (3.86m x 3.12m)

Velux window and central heating radiator.

### External

#### Rear

Enclosed yard.

#### Cellar

12'4 x 11 (3.76m x 3.35m)

Dry store.

