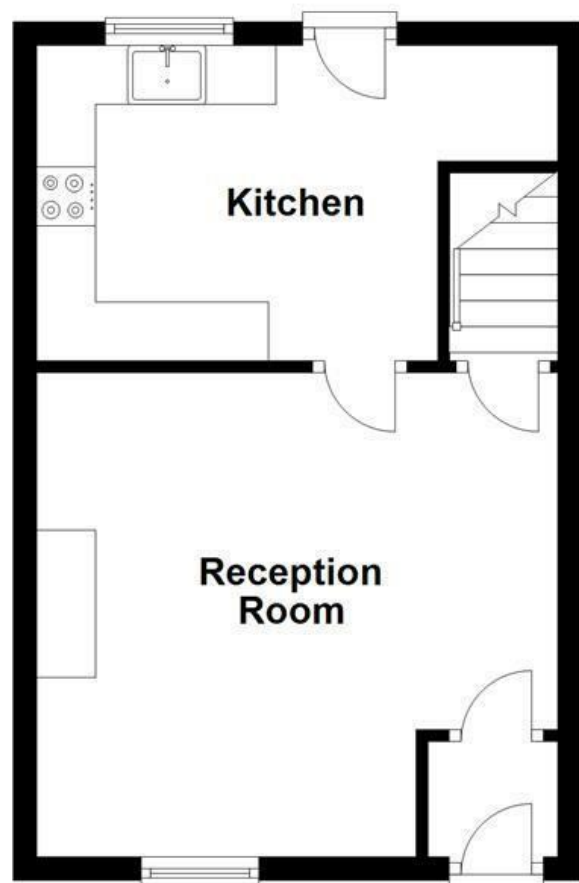
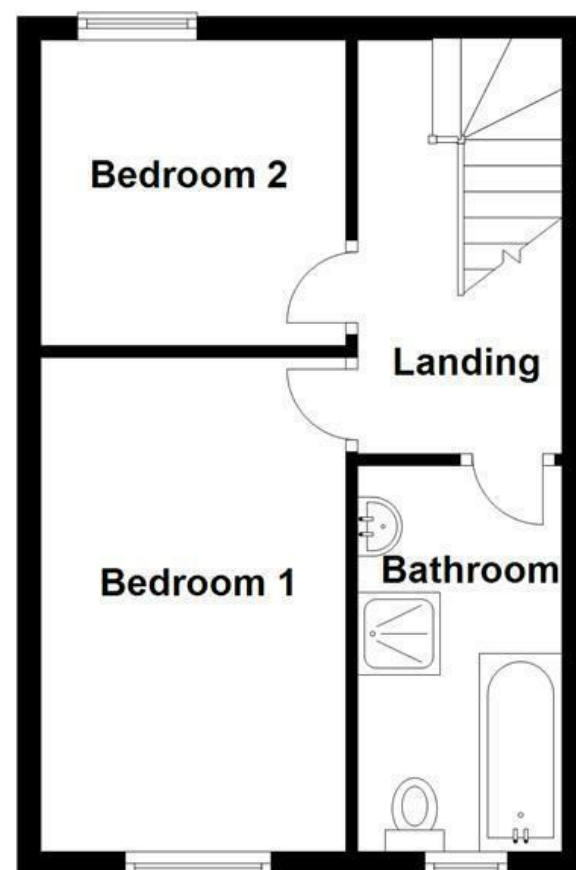


Ground Floor



First Floor



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			85
(81-91) B			
(69-80) C			
(55-68) D		59	
(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 9HU

£89,950

A BRIGHT TWO BED PROPERTY IN ROSSENDALE

We are delighted to introduce to the market this lovely two-bedroom property, situated just a short drive to the town centre where there are ample of shops and eateries, with commuter links to Burnley, Bacup and Rawtenstall and is close to well-regarded schools. This property is perfect for a small family or couple looking to get onto the property market. This mid terrace includes a fitted kitchen, two good sized bedrooms and a spacious four-piece bathroom.

The property comprises briefly; a welcoming entrance to the living room which has a door providing access to the stairs leading to the first floor as well as a door to the Kitchen. The bright and airy kitchen provides a great under stair area suitable for extra storage or for a fridge freezer and a door providing access to the rear yard. To the first floor there is a landing, with doors providing access to two bedrooms and a four piece bathroom suite.

Externally, to the rear of the property there is shared access road path with steps leading to a raised garden.

Burnley Road East, Rossendale, BB4 9HU

£89,950



- Mid Terraced Property
- Spacious Interiors
- Bursting with Potential
- EPC Rating D
- Two Bedrooms
- Ideal Rental Investment
- Tenure Leasehold
- Four Piece Bathroom
- Complete Blank Canvas
- Council Tax Band A

Entrance Vestibule

3'7 x 3'3 (0.91m2.13m x 0.91m0.91m)
UPVC front door and door to reception room.

Reception Room

14'6 x 13'8 (4.42m x 4.17m)
UPVC double glazed window, central heating radiator, smoke detector, electric and gas meters, television point, door to kitchen and door to stairs to first floor.

Kitchen

10'1 x 8'9 (3.07m x 2.67m)
UPVC double glazed window, range of wall and base units with laminate worktops, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, space for fridge freezer, breakfast bar, Worcester boiler, spotlights, tiled flooring and UPVC door to rear.

First Floor

Landing

10'9 x 5'9 (3.28m x 1.75m)
Smoke detector, central heating radiator, doors leading to two bedrooms and bathroom.

Bedroom One

13'9 x 8'6 (4.19m x 2.59m)
UPVC double glazed window, central heating radiator and laminate flooring.

Bedroom Two

8'4 x 7'9 (2.54m x 2.36m)
UPVC double glazed window, central heating radiator and laminate flooring.

Bathroom

10'9 x 6'0 (3.28m x 1.83m)
UPVC double glazed frosted window, central heating radiator, panel bath with traditional taps, flush handle WC, direct feed shower enclosed, pedestal wash basin with traditional taps, spotlights and vinyl flooring.

External

Rear

Shared access path with steps leading to a raised garden.



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