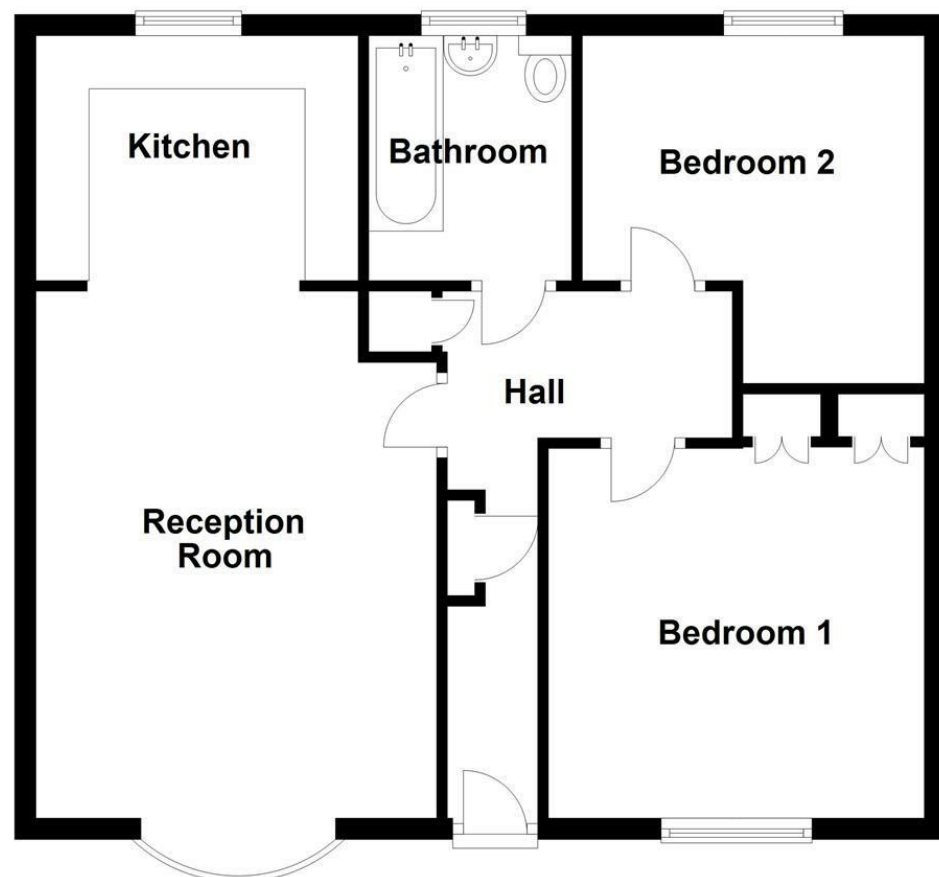


Ground Floor



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			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(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.

Allied House, Burnley Road, Rossendale, BB4 8LA

£150,000

AN IMMACULATE TWO BEDROOM GROUND FLOOR APARTMENT

Welcome to Allied House on Burnley Road in Rossendale! This immaculate two-bedroom ground floor apartment is a gem waiting to be discovered. As you step inside, you'll be greeted by a beautifully designed open plan kitchen/living area, perfect for entertaining guests or simply relaxing after a long day. The modern three-piece bathroom adds a touch of luxury to this already charming property.

No need to worry about parking, as this apartment comes with an allocated parking space, making your daily routine a breeze. Located in a sought-after area, this apartment offers not just a place to live, but a lifestyle. With amenities and attractions nearby, you'll never run out of things to do.

Don't miss out on the opportunity to make this apartment your new home. Book a viewing today and experience the comfort and convenience Allied House has to offer.

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Allied House, Burnley Road, Rossendale, BB4 8LA

£150,000



- Exquisite Ground Floor Apartment
- Modern Fitted Kitchen
- Allocated Parking
- EPC Rating: B
- Two Bedrooms
- Open Plan Living
- Leasehold
- Three Piece Bathroom
- Perfect First Home
- Council Tax Band: B

Ground Floor

Hallway

16' x 8'10 (4.88m x 2.69m)

Composite entrance door, central heating radiator, two storage cupboards and doors to reception room, two bedrooms and bathroom.

Reception Room

16'3 x 12'5 (4.95m x 3.78m)

UPVC double glazed bay window, central heating radiator, TV point and open access to kitchen.

Kitchen

9'11 x 7'7 (3.02m x 2.31m)

UPVC double glazed window, gloss wall and base units, laminate worktops, single oven, four ring induction hob, glass splash back, extractor fan, stainless steel sink with draining board and mixer tap, integrated dishwasher, integrated fridge freezer and integrated washing machine.

Bedroom One

11'7 x 11'5 (3.53m x 3.48m)

UPVC double glazed window and central heating radiator.

Bedroom Two

10'9 x 10'7 (3.28m x 3.23m)

UPVC double glazed window and central heating radiator.

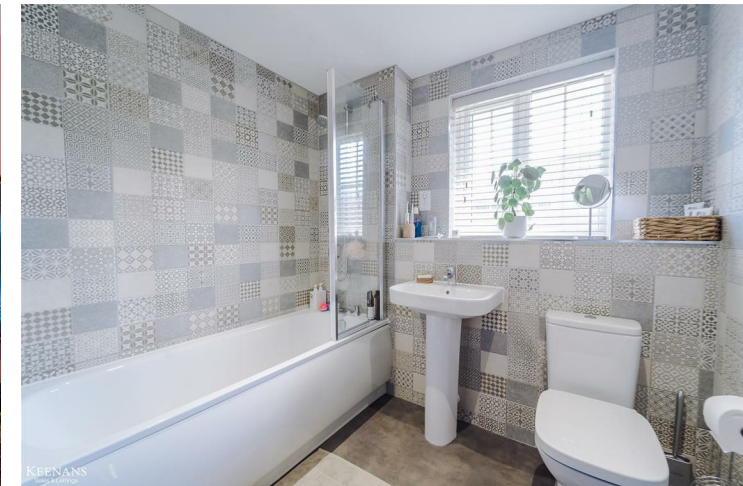
Bathroom

7'5 x 6'3 (2.26m x 1.91m)

UPVC double glazed frosted window, central heating towel rail, spotlights, dual flush WC, pedestal wash basin, panelled bath with direct feed shower over, tiled elevation and laminate flooring.

External

Allocated parking space and communal gardens



Tel: 01706215618

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