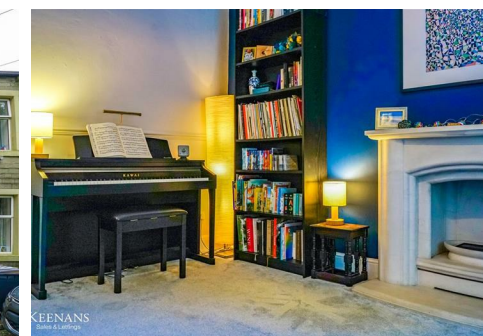




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(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.

## Burnley Road East, Rossendale, BB4 9DF

### £215,000

SPACIOUS MID TERRACED FAMILY HOME

Welcome to this impressively spacious, well-appointed, and lovingly maintained four-bedroom, four-storey stone family home. The entrance hall is flooded with natural light from a large window at the top of the stairs. The ground floor features a spacious lounge with a limestone fireplace, offering views of Trickett's Memorial Ground and Cowpe Hill. The expansive dining kitchen is perfect for family meals and entertaining, with a stable-style door leading to a rear stone balcony and stairs to the lower ground level.

The lower ground floor features an original 1800s fireplace along with two substantial spaces which offer ultimate versatility, a large shower room, and door leading onto the patio garden. The current owners, musicians, have utilised the spaces as a recording studio, practice space, and two separate home offices, enjoying its cool summer temperatures and peaceful ambiance. It could also be used as an annex offering an entirely separate living space.

The first floor features under-stair storage, a primary bedroom with custom-made wardrobes and an en suite shower room, a second large double bedroom with hillside views, and a family bathroom. The top floor offers another spacious double bedroom with generous eaves storage and skylight windows. Modern conveniences such as gas central heating with Hive thermostat, double glazing, and internal wall insulation blend seamlessly with tall ceilings and period coving.



# Burnley Road East, Rossendale, BB4 9DF

£215,000



- Beautifully Presented Mid Terraced Property
- Set Over Four Floors
- On Street Parking
- EPC Rating: C
- Four Bedrooms
- Spacious Dining Kitchen
- Freehold
- Three Bathrooms
- Enclosed Rear Yard
- Council Tax Band: B

## Ground Floor

### Entrance Hall

19'2 x 4'1 (5.84m x 1.24m)

UPVC entrance door, central heating radiator, coving, laminate flooring, stairs to first floor, doors to reception room and kitchen/dining area.

### Reception Room

15'1 x 13'4 (4.60m x 4.06m)

UPVC double glazed window, central heating radiator, coving, smoke alarm and gas fire with stone mantel and surround.

### Kitchen/Dining Area

15'3 x 13'1 (4.65m x 3.99m)

UPVC double glazed window, central heating radiator, smoke alarm, range of wall and base units, laminate worktops, integrated high rise single oven, four burner gas hob, extractor hood, tiled splashback, one and half bowl stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, tiled flooring, door to stairs to lower ground floor and UPVC door to rear.

## Lower Ground Floor

### Reception Room

14'3 x 14'2 (4.34m x 4.32m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate worktops, one and half bowl stainless steel sink with draining board and mixer tap, plumbing for washing machine, stone feature fireplace, laminate flooring, doors to shower room and office/bedroom four.

### Office/Bedroom Four

12'7 x 8'5 (3.84m x 2.57m)

Central heating radiator, coving and laminate flooring.

### Shower Room

13'8 x 2'11 (4.17m x 0.89m)

Spotlights, low level WC, vanity top wash basin, direct feed rainfall shower with rinse head and laminate flooring.

## First Floor

### Landing

18'2 x 5'8 (5.54m x 1.73m)

UPVC double glazed window, coving, stairs to second floor, doors to two bedrooms and bathroom.

### Bedroom One

7'4 x 4'6 (2.24m x 1.37m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

### En Suite

7'4 x 4'6 (2.24m x 1.37m)

UPVC double glazed frosted window, dual flush WC, pedestal wash basin, electric feed shower, tiled elevations and vinyl flooring.

## Bedroom Two

14'3 x 12' (4.34m x 3.66m)

UPVC double glazed window and central heating radiator.

## Bathroom

6'10 x 6'9 (2.08m x 2.06m)

Central heating towel rail, dual flush WC, pedestal wash basin, panelled bath with electric feed shower over, tiled elevations and laminate flooring.

## Second Floor

### Attic/Bedroom Three

17'6 x 8'11 (5.33m x 2.72m)

UPVC double glazed window, two Velux windows and laminate flooring.

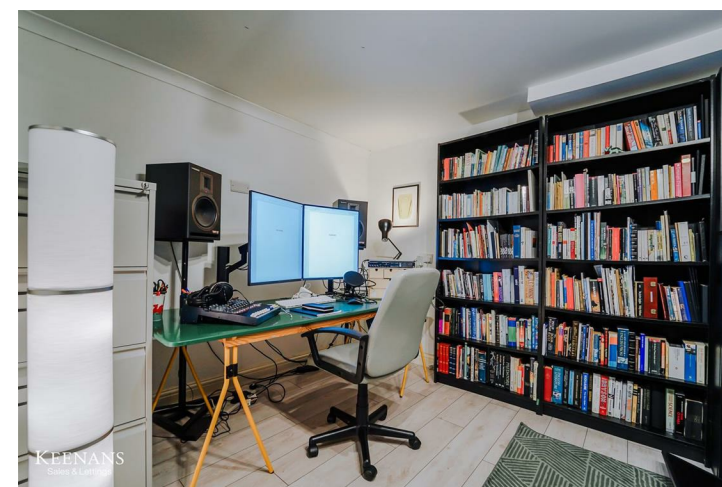
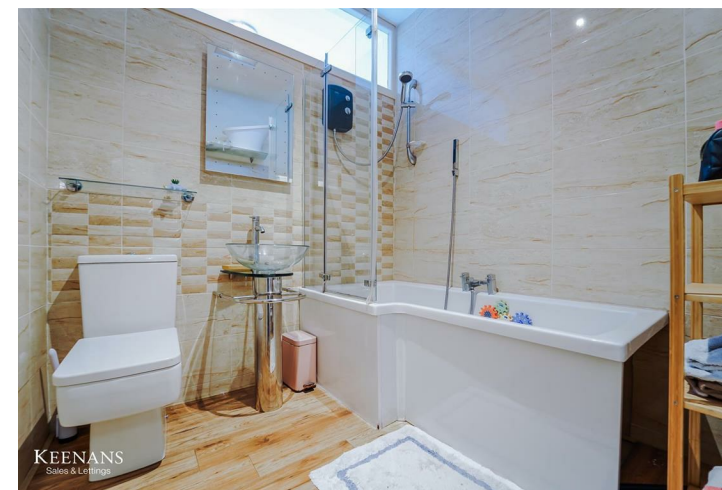
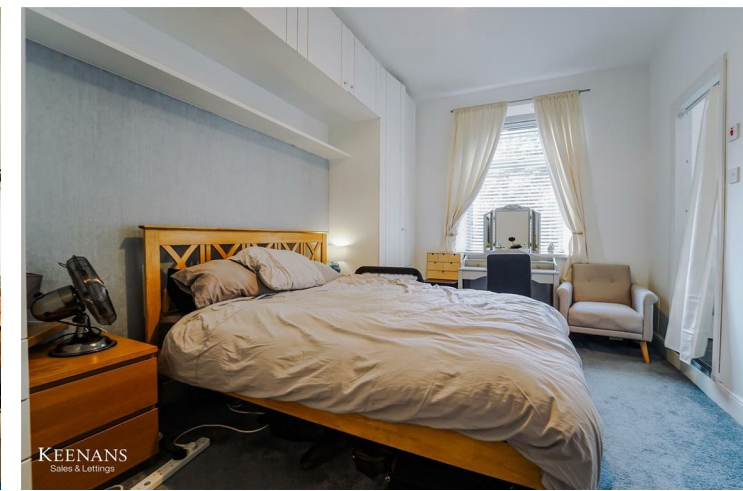
## External

### Rear

Enclosed paved yard.

### Front

Paved yard.



Tel: 01706215618

www.keenans-estateagents.co.uk