



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			86
(81-91) B			
(69-80) C		65	
(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.

Taylor Avenue, Rossendale, BB4 9SY

Offers Over £140,000

THE IDEAL FIRST TIME HOME/RENTAL INVESTMENT WITH NO CHAIN DELAY

Welcome to this charming end terrace house located on Taylor Avenue in the picturesque town of Rossendale. This property boasts two cosy bedrooms, perfect for a small family or as an investment opportunity for those looking to enter the rental market.

As you step inside, you'll be greeted by a spacious reception room, ideal for entertaining guests or simply relaxing after a long day. The beautiful views overlooking the hillside add a touch of tranquility to the home, creating a peaceful atmosphere.

The generous rear garden provides ample space for outdoor activities or for those with a green thumb to indulge in gardening. Imagine enjoying a cup of tea in the morning while taking in the fresh air and scenic views right from your own backyard.

Conveniently located near a variety of amenities including schools, shops, and parks, this property offers both comfort and convenience. Whether you're looking for your first home or a smart investment opportunity, this house on Taylor Avenue has the potential to be the perfect fit for you. Don't miss out on the chance to make this lovely property your own!

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Taylor Avenue, Rossendale, BB4 9SY

Offers Over £140,000



- Tenure Freehold
- On Street Parking
- Contemporary Fitted Kitchen
- Easy Access To Major Commuter Routes
- Council Tax Band A
- End Terraced Property With No Chain Delay
- Viewing Essential
- EPC Rating D
- Spacious Two Bedrooms
- Ideal First Time Buy Or Investment Opportunity

Ground Floor

Entrance

UPVC double glazed door to hall.

Hall

5'10 x 3'6 (1.78m x 1.07m)

UPVC double glazed window, central heating radiator, laminate flooring, doors to kitchen, reception room and stairs to first floor.

Reception Room

15' x 11'7 (4.57m x 3.53m)

Two UPVC double glazed windows, central heating radiator, television point and laminate flooring.

Kitchen

14'8 x 13'2 (4.47m x 4.01m)

UPVC double glazed door to rear, Two UPVC double glazed windows, central heating radiator, range of wall and base units, laminate work tops, freestanding oven with four ring electric hob, tiled splash back, extractor hood, stainless steel sink and drainer with mixer tap, plumbed for washing machine, space for fridge and freezer, spotlights, fuse box, wood cladding to ceiling, door to under stairs storage and laminate flooring.

First Floor

Landing

5'4 x 4'8 (1.63m x 1.42m)

UPVC double glazed window, smoke alarm, loft hatch, doors to two bedrooms and bathroom.

Bedroom One

15' x 11'7 (4.57m x 3.53m)

Two UPVC double glazed windows, central heating radiator and fitted wardrobes.

Bedroom Two

13'2 x 10' (4.01m x 3.05m)

UPVC double glazed window, central heating radiator, combination boiler, fitted wall storage, above stairs storage and laminate flooring.

Bathroom

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

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, double panelled bath with overhead, electric feed shower, PVC panels to ceiling, spotlights, extractor fan, tiled elevation and tiled floor.

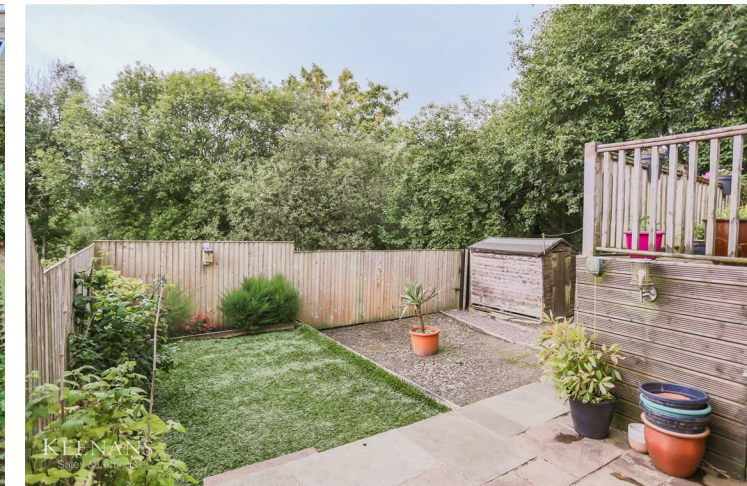
External

Front

Laid to lawn garden, bedding areas and path to front entrance door.

Rear

Elevated decked area leading to a paved patio, artificial grass, bedding areas and timber shed.



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