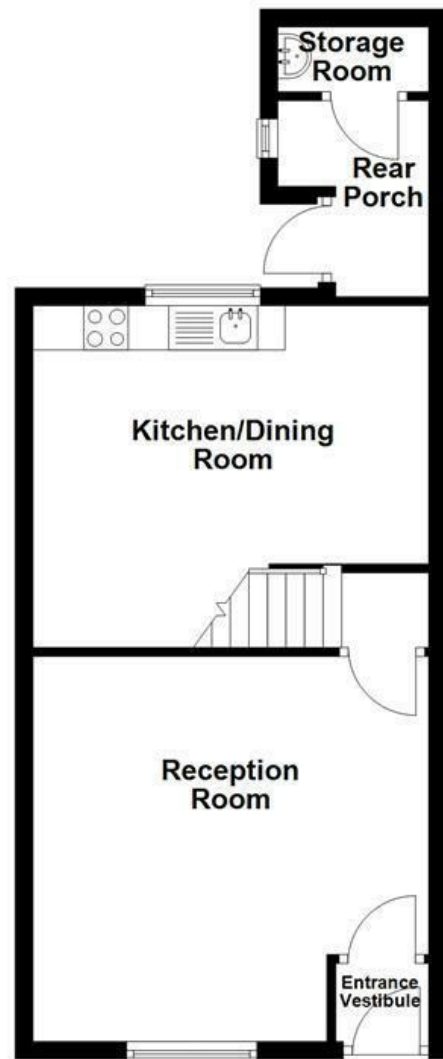
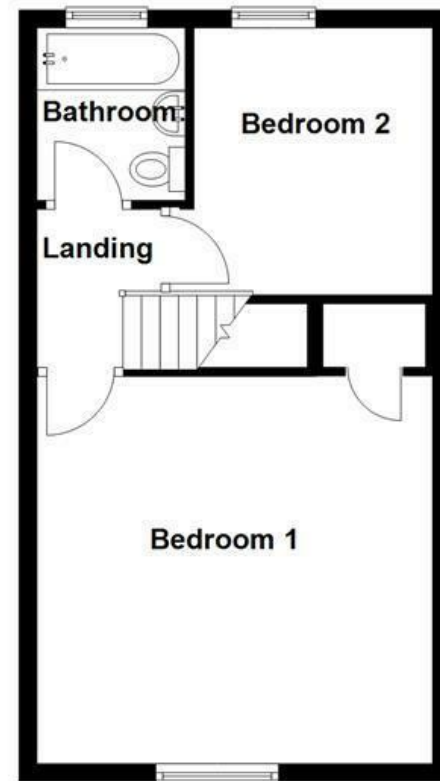


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D	56	
(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, Ramsbottom, BL0 0HW

### £189,950

THE PERFECT FIRST TIME HOME OR INVESTMENT OPPORTUNITY

Offering spacious rooms, stunning countryside views, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Edenfield. Boasting no chain delay and being a complete blank canvas, this property is perfect for any potential buyer to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bury, Rawtenstall, Manchester and major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room guides you on to an inner hallway which leads through to a fitted kitchen diner and houses a staircase to the first floor. The kitchen diner leads on to a rear porch which guides you on to a store room with wash basin and out to the rear. The first floor comprises of doors on to two bedrooms and bathroom. Externally there is an enclosed yard to the rear.

For further information or to arrange a viewing please contact our Rossendale team at your earliest convenience.



Burnley Road, Ramsbottom, BL0 0HW  
£189,950

 2  1  1  D

- Terraced Property
  - Kitchen/Dining Room
  - Sought after location
  - EPC Rating: D
- Two Bedrooms
  - Three Piece Bathroom
  - Tenure unknown
- Spacious Reception Room
  - Enclosed Rear Garden
  - Council Tax Band: B

Ground Floor

**Vestibule**  
3'5 x 2'11 (1.04m x 0.89m)  
UPVC double glazed entrance door, tile effect vinyl flooring and door to reception room.

**Reception Room**  
14'8 x 14'3 (4.47m x 4.34m)  
Hardwood double glazed window, central heating radiator, ceiling rose, gas fire with tiled hearth and surround, TV point and door to inner hall.

**Inner Hall**  
4'8 x 2'5 (1.42m x 0.74m)  
Smoke detector, wood effect laminate floor, stairs to first floor and open access to kitchen/dining room.

**Kitchen/Dining Room**  
14'8 x 12'7 (4.47m x 3.84m)  
UPVC double glazed window, central heating radiator, range of wood effect wall and base units, wood effect worktops, stainless steel sink with draining board and mixer tap, integrated electric oven, four burner gas hob, extractor hood, tiled splash back, space for fridge freezer, plumbing for washing machine, plumbing for dishwasher, wood effect laminate flooring and door to rear porch.

**Rear Porch**  
5'9 x 7'3 (1.75m x 2.21m)  
Hardwood double glazed window, tile effect lino flooring, door to storage room and hardwood door.

**Storage Room**  
5'9 x 2'5 (1.75m x 0.74m)  
Hardwood single glazed frosted window, pedestal wash basin with mixer tap and tile effect lino flooring.

First Floor

**Landing**  
5'6 x 4'8 (1.68m x 1.42m)  
Smoke detector and doors to two bedrooms and bathrooms.

**Bedroom One**  
14'8 x 14'3 (4.47m x 4.34m)  
Hardwood double glazed leaded window, central heating radiator, fitted wardrobes and over stairs storage.

**Bedroom Two**  
9'10 x 9'8 (3.00m x 2.95m)  
UPVC double glazed window and central heating radiator.

**Bathroom**  
6'11 x 5'6 (2.11m x 1.68m)  
UPVC double glazed frosted window, central heating radiator, low level WC, pedestal wash basin with traditional taps, panel bath with traditional taps and electric feed shower over, tiled elevation and lino flooring.

External

**Front**  
Courtyard with bedding area

**Rear**  
Enclosed yard with gated access to off road parking.

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