



Spring Street, Rossendale, BB4 8BP


£145,000

AN EXCEPTIONAL MID TERRACED PROPERTY

Having been presented and maintained beautifully throughout with spacious rooms, neutral decoration and added loft conversion, this enviable three bedroom mid terraced property is being proudly welcomed to the market in the sought after location of Crawshawbooth. With added utility extension to the rear, cellar space and being a complete blank canvas, this property is the perfect home for any family or couple to put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rawtenstall, Manchester, Burnley and major motorway links.

The property comprises briefly; a welcoming and spacious reception room guides you through to an inner hallway. The inner hallway leads on to a kitchen diner and houses a staircase to the first floor. The kitchen diner guides you through to a utility room and houses a staircase down to the cellar. The first floor comprises of doors on to two bedrooms, bathroom and door to a staircase to the second floor. The second floor has a fantastic third bedroom. Externally there is an enclosed yard to the rear with outbuilding.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	50	
(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.

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- Tenure Freehold
 - On Street Parking
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Easy Access To Major Network Links
- Council Tax Band A
 - Mid Terraced Property
 - Viewing Essential
- EPC Rating TBC
 - Three Spacious Bedrooms
 - Enclosed Rear Yard

Ground Floor

Entrance

UPVC double glazed frosted door to reception room.

Reception Room

13'11 x 13'10 (4.24m x 4.22m)

UPVC double glazed window, central heating radiator, stone fireplace, television point, wood effect laminate flooring and door to inner hall.

Inner Hall

4'2 x 2'8 (1.27m x 0.81m)

Wood effect laminate flooring, doors to kitchen/diner and stairs to first floor.

Kitchen/Diner

13'10 x 12'8 (4.22m x 3.86m)

UPVC double glazed window, central heating radiator, range of wood effect wall and base units, granite effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, integrated electric double oven with four ring gas hob and extractor hood, space for fridge freezer, spotlights, smoke alarm, tiled floor, doors to utility room and stairs to lower ground floor.

Utility Room

13'3 x 5' (4.04m x 1.52m)

Two UPVC double glazed frosted window, central heating radiator, plumbedf for washing machine, tiled effect lino and UPVC double glazed frosted door to rear.

Lower Ground Floor

Cellar

13'7 x 13'6 (4.14m x 4.11m)

Power and lighting.

First Floor

Landing

8'9 x 6' (2.67m x 1.83m)

Central heating radiator, smoke alarm, doors to two bedrooms, bathroom and stairs to second floor.

Bedroom One

13'11 x 13'10 (4.24m x 4.22m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Two

8'10 x 8' (2.69m x 2.44m)

UPVC double glazed window and central heating radiator.

Bathroom

9'1 x 5'8 (2.77m x 1.73m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, P shaped panel bath with mixer tap, electric feed shower, dual flush WC, pedestal wash basin with mixer tap, tiled elevation, spotlights and granite effect vinyl flooring.

Second Floor.

Bedroom Three

14'2 x 11'10 (4.32m x 3.61m)

Two Velux windows, central heating radiator and eave storage.

External

Rear

Enclosed paved yard with outbuilding and gate to shared access road.



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