



Burnley Road East, Rossendale, BB4 9LB

Offers Over £425,000

AN EXQUISITE SIX BEDROOM END TERRACED PROPERTY WITH A SELF CONTAINED FLAT

Having undergone a full renovation flowing internally with character and charm, this exceptional six bedroom double fronted terraced property is being proudly welcomed to the market in the desirable location of Whitewell bottom within Rossendale. With an abundance of high quality indoor space, immaculate presentation, self contained flat within the lower ground floor, and no detail being missed, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Rawtenstall, Bacup and Manchester. A credit to the current owners, this property has been transformed into a luxurious home perfect for any family who are in need of extra space! Benefitting from an abundance of storage space, accommodation over four floors and 18 solar panels installed. This property is truly not one to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a boot room, utility room and open on to the kitchen. The kitchen boasts modern wall and base units, integrated appliances and leads through to the dining room. The dining room boasts a stunning multi fuel burner and leads openly through to the reception room, as well as doors on to the rear porch and staircases to the first floor and lower ground floor. The rear porch leads on the WC and out on to a balcony. The lower ground floor benefits from an enviable self contained flat within a spacious living area, contemporary fitted kitchen, double bedroom, shower room and store room as well as a private terraced area. The first floor comprises of doors on to four double bedrooms, family bathroom and staircase to the fifth bedroom. Externally there is a balcony, patio area and stone chip area.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	82
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Offers Over £425,000

6

2

3

C

Impressive End Terrace Property with Self Contained Flat

Spread Across Four Floors

On Street Parking

EPC Rating C

Six Bedrooms

Undergone Full Transformation

Tenure Leasehold

Two Bathrooms

Solar Panels Installed

Council Tax Band B

Ground Floor

Entrance Hall

13'7 x 4'9 (4.14m x 1.45m)

Composite double glazed front door, central heating radiator, spotlights, smoke detector, integrated shelving and storage, tiled flooring, doors leading to boot room, utility and open access to kitchen.

Boot Room

8'1 x 6'10 (2.46m x 2.08m)

UPVC double glazed sash window, central heating radiator, spotlights and lino flooring.

Utility

8'1 x 5'9 (2.46m x 1.75m)

UPVC double glazed window, central heating radiator, range of wall and base units with solid wood work surfaces, composite sink and drainer with pull-out hose mixer tap, plumbing for washing machine, space for dryer, integrated fridge freezer, spotlights and lino flooring.

Kitchen

13'7 x 13'4 (4.14m x 4.06m)

UPVC double glazed sash window, UPVC double glazed picture window, central heating radiator, smoke detector, range of mixed wall and base units with solid wood work surfaces, inset composite sink with high spout pull-out hose mixer tap, integrated electric oven and combi microwave, four ring induction hob and extractor hood with spotlights, integrated fridge, integrated freezer, integrated dishwasher, integrated bin store, under unit lighting, central island with breakfast bar, partial tiled flooring, partial wood effect laminate flooring flooring, sliding door to dining toom and UPVC double glazed door to side elevation.

Dining Room

19'4 x 13'6 (5.89m x 4.11m)

UPVC double glazed window, UPVC double glazed sash window, central heating radiator, smoke detector, cast iron multifuel burner with exposed brick and granite hearth, pendant lighting, wood effect laminate flooring, open to reception room, door leading to rear porch, door to stairs to lower ground floor and stairs to first floor.

Reception Room

17'6 x 12'8 (5.33m x 3.86m)

Two UPVC double glazed sash windows, central heating radiator, integrated shelving and storage, television point and pendant lighting.

Rear Porch

4'10 x 2'11 (1.47m x 0.89m)

Spotlights, door to WC and UPVC double glazed door to rear.

WC

5'7 x 5'3 (1.70m x 1.60m)

UPVC double glazed window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, spotlights and tiled flooring.

Lower Ground Floor

Landing

26'9 x 4'7 (8.15m x 1.40m)

Central heating radiator, integrated storage, spotlights, smoke detector, lino flooring open to rear porch and flat reception room.

Rear Porch

5'3 x 4'8 (1.60m x 1.42m)

Spotlights, boiler cupboard and UPVC double glazed door to rear.

Flat

Reception Room

13'7 x 11'2 (4.14m x 3.40m)

Two UPVC double glazed windows, central heating radiator, feature wall light, smoke detector, exposed brick fireplace with integrated alcove storage, spotlights, lino flooring and open to kitchen.

Kitchen

11'3 x 9'4 (3.43m x 2.84m)

Central heating radiator, range of mixed panelled wall and base units with solid wood work surfaces, composite one and a half bowl sink and drainer with mixer tap, integrated electric oven with four ring induction hob and extractor hood, integrated fridge freezer, integrated washing machine, breakfast bar, feature wall light, smoke detector, spotlights, lino flooring and open to inner hall.

Inner Hall

8'4 x 5'7 (2.54m x 1.70m)

Central heating radiator, integrated storage, smoke detector, doors leading to bedroom and shower room.

Bedroom

13'6 x 10'7 (4.11m x 3.23m)

UPVC double glazed window, central heating radiator, smoke detector, spotlights, two feature wall lights, fitted wardrobes and UPVC double glazed door to rear.

Shower Room

8'5 x 7'5 (2.57m x 2.26m)

Central heating radiator, vanity top wash basin with mixer tap, dual flush WC, walk-in double direct feed rainfall shower with rinse head, tiled elevations, spotlights, extractor fan and lino flooring.

Store Room

15'11 x 4'3 (4.85m x 1.30m)

Power and lighting.

First Floor

Landing

26'3 x 14'4 (8.00m x 4.37m)

UPVC double glazed sash window, spotlights, smoke detector, loft access, integrated storage, doors leading to four bedrooms, family bathroom and stairs to second floor.

Bedroom One

13'10 x 13'3 (4.22m x 4.04m)

Two UPVC double glazed sash windows, central heating radiator, inset shelving, two feature wall lights and television point.

Bedroom Two

13'10 x 13'9 (4.22m x 4.19m)

UPVC double glazed sash window, central heating radiator, fitted wardrobes, inset shelving and television point.

Bedroom Three

12'8 x 10'6 (3.86m x 3.20m)

UPVC double glazed sash window, central heating radiator and fitted wardrobes.

Bedroom Four

12'8 x 7'5 (3.86m x 2.26m)

UPVC double glazed sash window, central heating radiator and integrated desk.

Bathroom

11'1 x 10'2 (3.38m x 3.10m)

UPVC double glazed sash window, upright central heating radiator, double vanity top wash basin with mixer taps, double direct feed rainfall shower enclosed with rinse head, freestanding bath with mixer tap, spotlights, tiled flooring with underfloor heating and door to WC.

WC

4'6 x 4'1 (1.37m x 1.24m)

Dual flush WC, extractor fan, spotlights and tiled flooring with underfloor heating.

Second Floor

Bedroom Five

26'4 x 17'4 (8.03m x 5.28m)

Four Velux windows, central heating radiator, feature wall light and smoke detector.

External

Paved patio, balcony and stone chippings.

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