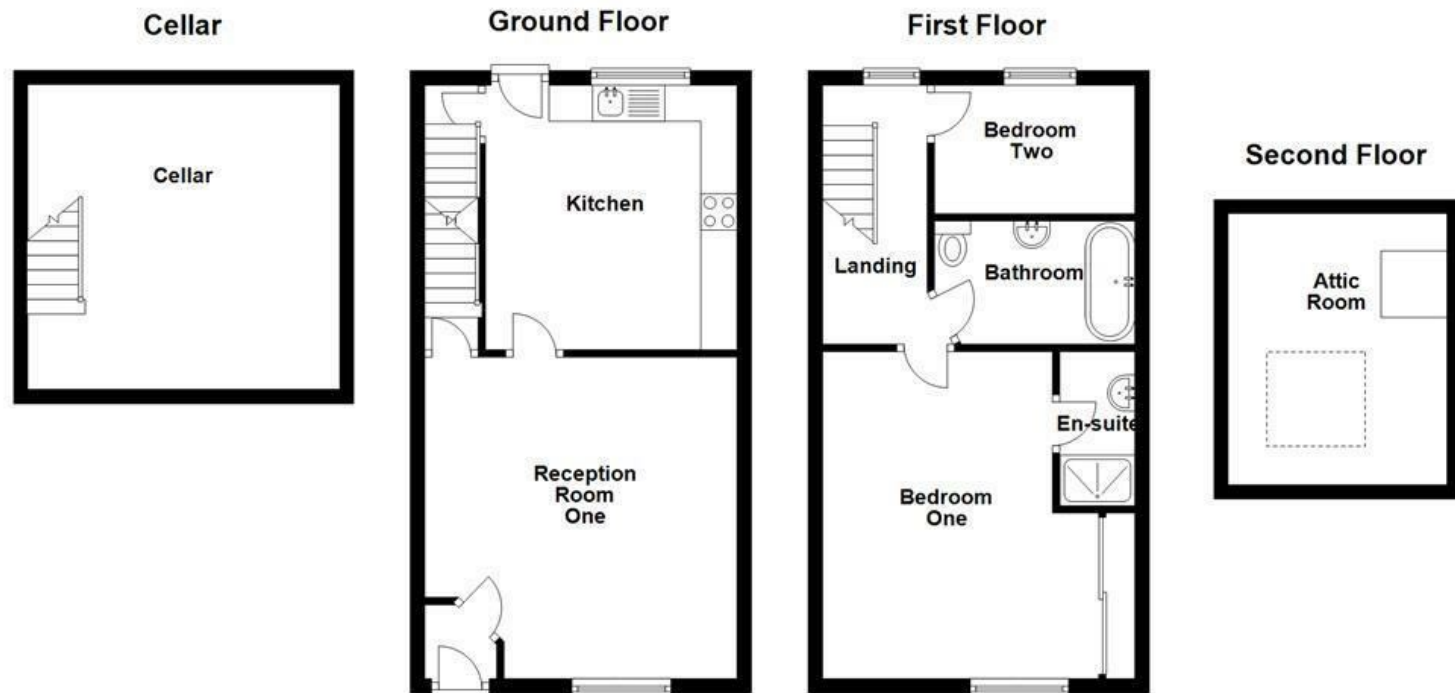




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Robert Street, Waterfoot, BB4 9JF

£149,950

ENVIABLE TWO BEDROOM MID TERRACED PROPERTY

Situated in the charming area of Waterfoot, Rossendale, this beautifully maintained two-bedroom mid-terraced house offers a delightful living experience. The property is well presented and features a stunning kitchen diner, perfect for both casual meals and entertaining guests. The spacious main bedroom provides a comfortable retreat, making it an ideal choice for a single occupant or a professional couple seeking a cosy home.

The exterior of the property is low maintenance, allowing you to enjoy your surroundings without the burden of extensive upkeep. Additionally, the location offers excellent access to Burnley and convenient commuter routes to Manchester, making it a practical choice for those who travel for work or leisure.

This home is not only a wonderful place to live but also presents a fantastic opportunity for rental investment, given its desirable location and appealing features. Whether you are looking to settle down or expand your property portfolio, this charming house on Robert Street is certainly worth considering.

Robert Street, Waterfoot, BB4 9JF

£149,950



- Tenure Leasehold
 - On Street Parking
- Council Tax Band A
 - Ideal Home For A Professional Couple Or Single Occupancy
 - Ample Rear Yard Space
- EPC Rating TBC
 - En Suite From Main Bedroom
 - Commuter Routes To Manchester

Ground Floor

Entrance
UPVC double glazed frosted door to vestibule.

Vestibule
3'7 x 3'7 (1.09m x 1.09m)
Door to reception room.

Reception Room
14'6 x 14'1 (4.42m x 4.29m)
UPVC double glazed window, central heating radiator, ceiling rose, coving, picture rail, television point, smoke alarm, door to kitchen and door to stairs to first floor.

Kitchen
11'11 x 11'6 (3.63m x 3.51m)
UPVC double glazed window, central heating radiator, high gloss wall and base units, laminate work top and breakfast bar, oven with four ring electric hob, extractor hood, stainless steel sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, ceiling rose, spotlights, coving, vinyl flooring, door to stairs leading to cellar and composite double glazed frosted door to rear.

Lower Ground Floor

Cellar
13'10 x 13'10 (4.22m x 4.22m)
Central heating radiator and tiled floor.

First Floor

Landing
UPVC double glazed window, central heating radiator, doors to two bedrooms and bathroom.

Bedroom One
14'6 x 14'2 (4.42m x 4.32m)
UPVC double glazed window, central heating radiator, dado rail, fitted wardrobes, ceiling rose, coving and door to en suite.

En Suite
Central heating towel rail, vanity top wash basin with mixer tap, multi jet shower, spotlights, extractor fan, tiled elevation and tiled floor.

Bedroom Two
9'3 x 5'11 (2.82m x 1.80m)
UPVC double glazed window, central heating radiator and coving.

Bathroom
9'4 x 5'9 (2.84m x 1.75m)
Two central heating towel rails, dual flush WC, pedestal wash basin with mixer tap, freestanding rolltop ball and claw bath with mixer tap and rinse head, coving, spotlights, dado rail and tiled effect flooring.

External

Rear
Paved yard with decking.

Tel: 01706215618



www.keenans-estateagents.co.uk