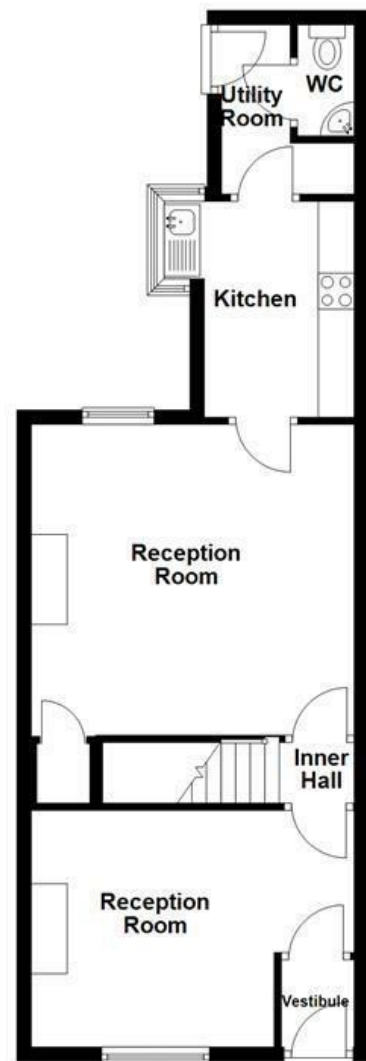
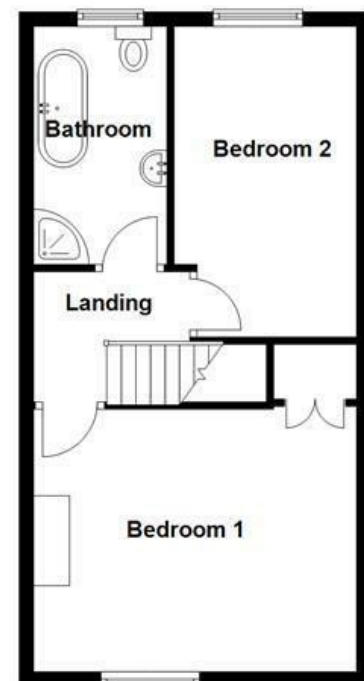


Ground Floor



First Floor



Burnley Road, Loveclough, BB4 8RG

£210,000

TWO BEDROOM PROPERTY IN ROSSENDALE

Located on Burnley Road in the charming village of Loveclough, Rossendale, this delightful house offers a perfect blend of comfort and practicality, making it an ideal home for couples looking to embark on a new chapter together.

Upon entering, you are greeted by two spacious reception rooms, both featuring inviting fireplaces that create a warm and welcoming atmosphere. The second reception room seamlessly connects to a well-equipped kitchen, providing an excellent space for culinary enthusiasts and social gatherings alike. Adjacent to the kitchen, you will find a convenient downstairs WC, adding to the functionality of the home.

The property boasts two generously sized bedrooms, perfect for a couple seeking a peaceful retreat. Each room offers ample space for personalisation, ensuring you can create a sanctuary that reflects your style and comfort.

Outside, the rear yard features a lovely decking area, ideal for enjoying al fresco dining or simply relaxing in the fresh air. This outdoor space is perfect for entertaining friends or unwinding after a long day.

With its charming features and practical layout, this house on Burnley Road is a wonderful opportunity for those looking to settle in a friendly community. Don't miss the chance to make this lovely property your new

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	52	82
(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.

Burnley Road, Loveclough, BB4 8RG

£210,000

 **2**  **1**  **2**  **E**

- Mid Terraced Property
 - Contemporary Fitted Kitchen And Separate Utility Room
 - On Street Parking
 - EPC Rating: E
- Two Double Bedrooms
 - Four Piece Modern Bathroom
 - Tenure: Leasehold
- Two Reception Rooms
 - Rear Yard With Garden And Decking Area
 - Council Tax Band: B

Ground Floor

Vestibule

4' x 3'4 (1.22m x 1.02m)

Hardwood frosted leaded entrance door and hardwood glazed door to reception room one.

Reception Room One

14'9 x 10'10 (4.50m x 3.30m)

UPVC double glazed window, two central heating radiators, coving, electric fire, marble effect hearth and surround, wood effect flooring and door to inner hall

Inner Hall

Stairs to first floor and door to reception room two.

Reception Room Two

14'11 x 14'2 (4.55m x 4.32m)

UPVC double glazed window, central heating radiator, two feature wall lights, log burning stove, stone hearth, brick surround, under stairs storage, wood effect flooring and door to kitchen.

Kitchen

9'10 x 6'10 (3.00m x 2.08m)

UPVC double glazed box window, upright central heating radiator, spotlights, wall and base units, hardwood worktops, ceramic sink with draining board and mixer tap, integrated oven, four ring electric hob, tiled splash backs, integrated fridge freezer, door to utility room and hardwood stable door to rear.

Utility Room

7'7 x 4'7 (2.31m x 1.40m)

Central heating radiator, spotlights, plumbing for washing machine, door to WC and door to rear.

WC

5'1 x 2'7 (1.55m x 0.79m)

Spotlights, dual flush WC and corner vanity top wash basin with mixer tap,

First Floor

Landing

7'3 5'10 (2.21m 1.78m)

Central heating radiator, loft access and doors to two bedrooms and bathroom.

Bedroom One

14'11 x 10'9 (4.55m x 3.28m)

UPVC double glazed window, central heating radiator, coving and over stairs storage.

Bedroom Two

14' x 8'5 (4.27m x 2.57m)

UPVC double glazed window, central heating radiator and coving,

Bathroom

10'10 x 6'3 (3.30m x 1.91m)

UPVC double glazed window, central heated towel rail, low flush WC, pedestal wash basin with mixer tap, roll top bath with ball and claw feet and mixer tap with rinse head, direct feed rainfall shower with rinse head in corner enclosure, extractor fan, part tiled elevation and tile effect flooring.

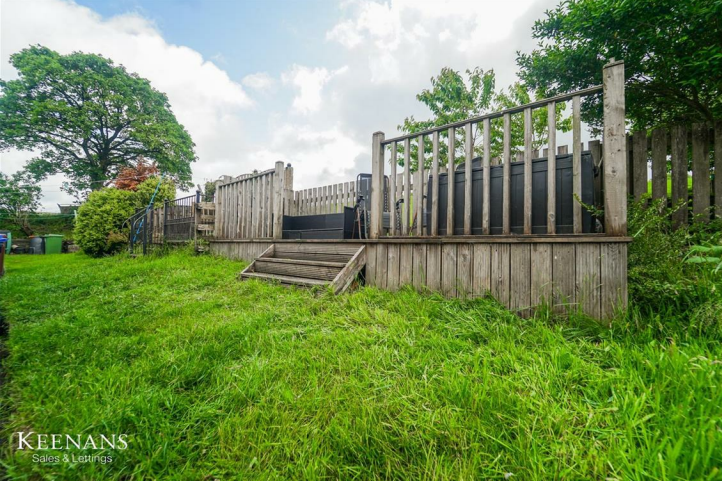
External

Front

Courtyard with bedding areas.

Rear

Rear yard leading to laid to lawn garden and decking.



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