



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	72	81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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Parrock Street, Rossendale, BB4 8PQ

£145,000

SPACIOUS TWO BEDROOM MID TERRACED PROPERTY NOT TO BE MISSED
Situated on Parrock Street in the charming town of Rossendale, this delightful house presents an excellent opportunity for a single occupant or a professional couple seeking a comfortable and convenient living space. The property boasts two bedrooms, providing ample room for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a practical bathroom, designed to meet your everyday needs with ease. Its low maintenance exteriors ensure that you can spend more time enjoying your home and less time on upkeep, making it a sensible choice for those with a busy lifestyle.

Situated in a prime location, this property offers easy access to both Burnley and Rawtenstall, making it an ideal base for commuting or exploring the local area. With its blend of comfort and convenience, this house represents a fantastic rental opportunity for those looking to settle in a vibrant community.

In summary, this property on Parrock Street is not just a house; it is a welcoming home that promises a lifestyle of ease and accessibility. Whether you are starting your journey as a tenant or seeking a new place to call home, this residence is sure to meet your needs and exceed your expectations.

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2 1 1 C

- Tenure Leasehold
 - On Street Parking
 - Five Piece Bathroom Suite
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - Viewing Essential
 - Low Maintenance Rear Yard Space
- EPC Rating C
 - Ideal First Time Buy
 - Close Proximity To Local Amenities

Ground Floor

Entrance

Composite door to reception room.

Reception Room

13'7 x 10'7 (4.14m x 3.23m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, picture rail, inset gas fire with marble surround, two feature wall lights, television point, door to kitchen/dining area and laminate flooring.

Kitchen/Dining Area

13'5 x 11'12 (4.09m x 3.35m)

UPVC double glazed window, central heating radiator, coving, wood panel wall and base units, granite effect work top, composite one and a half sink and drainer with mixer tap, integrated oven, four ring gas hob, tiled splash back, integrated fridge freezer, ceiling fan, doors to storage and utility, tiled floor and stairs to first floor.

Utility

7'11 x 4'3 (2.41m x 1.30m)

Fitted storage, space for dryer, plumbed for washing machine and composite stable door to rear.

First Floor

Landing

11'9 x 5'4 (3.58m x 1.63m)

Doors to bedroom one, bathroom, dado rail, access to boiler and stairs to second floor.

Bedroom One

13'3 x 10'9 (4.04m x 3.28m)

UPVC double glazed window, central heating radiator, coving, fitted storage and dressing table, wood effect laminate flooring.

Bathroom

12'10 x 6'4 (3.91m x 1.93m)

UPVC double glazed frosted window, central heating radiator, low flush WC, bidet, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, integrated direct feed shower, integrated shelving, tiled elevation, storage cupboard, wood panelling to ceiling and wood effect laminate flooring.

Second Floor

Bedroom Two

13'1 x 11'12 (3.99m x 3.35m)

Velux window, central heating radiator, exposed beams, integrated storage and wood effect laminate flooring.

External

Rear

Enclosed paved yard.

