



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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East Street, Rossendale, BB4 8LJ

£150,000

AN OUTSTANDING MID TERRACED PROPERTY WITH NO CHAIN DELAY

Nestled in the heart of Rawtenstall, on the desirable East Street, this charming mid-terraced house presents an exceptional opportunity for prospective buyers. Immaculately maintained and presented to the highest standard, this property boasts modern fixtures and fittings that enhance its appeal.

Upon entering, one is greeted by a bright and airy open-plan kitchen diner, perfect for both entertaining and everyday living. The property features two generously sized double bedrooms, providing ample space for relaxation and comfort. Additionally, the fantastic loft room offers versatility, whether it be used as a home office, playroom, or additional storage.

This residence is a complete blank canvas, allowing new owners the freedom to personalise and truly make it their own. The absence of any chain delay ensures a smooth transition for those eager to move in.

Conveniently located, this home is within easy reach of local schools, bus routes, and a variety of amenities. Furthermore, excellent transport links to Burnley, Manchester, Bury, and major motorways make commuting a breeze.

In summary, this property is not just a house; it is a wonderful opportunity to create a home in a sought-after location. With its modern features and spacious layout, it is sure to attract a range of buyers looking for

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 **2**  **1**  **1**  **D**

- Tenure Leasehold
- On Street Parking
- Two Generously Sized Bedrooms
- Easy Access To Major Network Links
- Council Tax Band A
- No Chain Delay
- Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating D
- Viewing Essential
- Enclosed Rear Yard

Ground Floor

Entrance

UPVc double glazed frosted door to reception room.

Reception Room

13'9 x 11'11 (4.19m x 3.63m)

UPVC double glazed window, central heating radiator, gas fire with granite effect hearth and surround, television point and door to kitchen/dining area.

Kitchen/Dining Area

13'9 x 11'10 (4.19m x 3.61m)

UPVC double glazed window, central heating radiator, range of wood effect wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob, extractor hood, space for fridge freezer and washing machine, smoke alarm, wood effect laminate flooring, UPVC double glazed frosted door to rear and stairs to first floor.

First Floor

Landing

10'8 x 5'6 (3.25m x 1.68m)

Smoke alarm, sliding doors to bedroom one and bedroom two, doors to bathroom and further landing.

Bedroom One

11'11 x 9'1 (3.63m x 2.77m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'10 x 7'11 (3.61m x 2.41m)

UPVC double glazed window and central heating radiator.

Bathroom

8'9 x 4'5 (2.67m x 1.35m)

UPVC double glazed frosted window, heated towel rail, dual flush WC, pedestal wash basin, panel bath, overhead electric feed shower, tiled elevation and wood effect laminate flooring.

Further Landing

5'6 x 4'3 (1.68m x 1.30m)

Stairs to second floor.

Second Floor

Loft Room

17' x 12' (5.18m x 3.66m)

Velux window, central heating radiator and eave storage.

External

Rear

Enclosed paved yard.



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