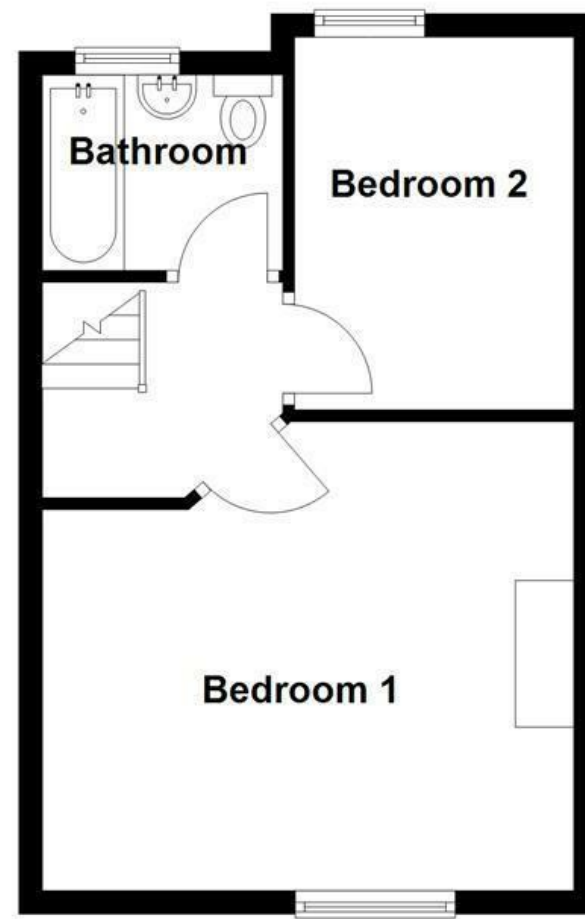
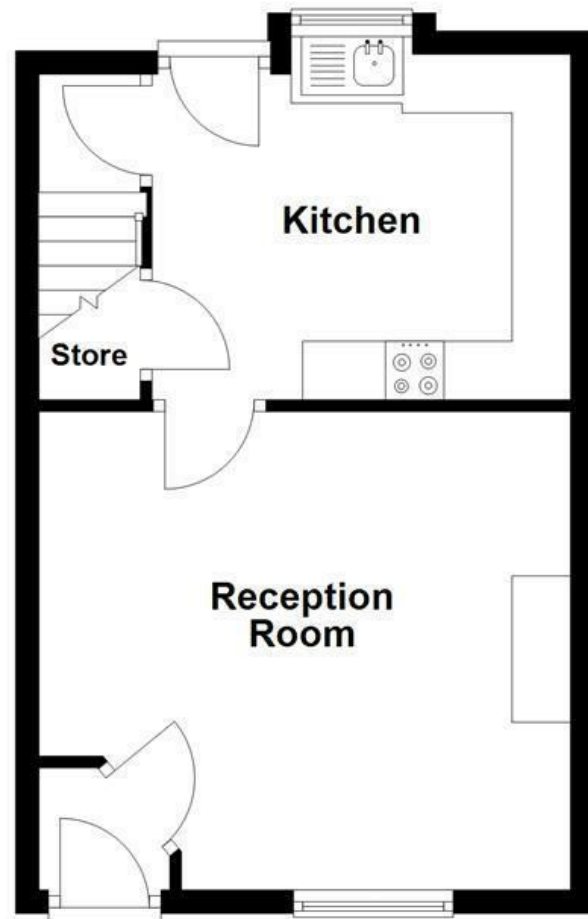


Ground Floor

First Floor



14 Beech Street, Rossendale

| Energy Efficiency Rating                                                            |           |           |
|-------------------------------------------------------------------------------------|-----------|-----------|
|                                                                                     | Current   | Potential |
| Very energy efficient - lower running costs                                         |           |           |
| (92 plus) <b>A</b>                                                                  | <b>68</b> | <b>86</b> |
| (81-91) <b>B</b>                                                                    |           |           |
| (69-80) <b>C</b>                                                                    |           |           |
| (55-68) <b>D</b>                                                                    |           |           |
| (39-54) <b>E</b>                                                                    |           |           |
| (21-38) <b>F</b>                                                                    |           |           |
| (1-20) <b>G</b>                                                                     |           |           |
| 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.



## Beech Street, Rossendale, BB4 8JL

### £140,000

AN ENVIABLE MID TERRACED PROPERTY

Nestled on Beech Street in the charming area of Rossendale, this delightful mid-terraced house offers an exceptional opportunity for those seeking a modern and inviting home. Recently updated, the property boasts immaculate presentation and neutral decoration, ensuring a warm and welcoming atmosphere from the moment you step inside.

With two spacious double bedrooms, this residence is ideal for small families or couples looking for a comfortable living space. The open-plan kitchen provides a perfect setting for both cooking and entertaining, allowing for a seamless flow between the living and dining areas.

One of the standout features of this property is the generously sized garden to the rear, which presents an excellent outdoor space for relaxation, gardening, or family activities. It serves as a blank canvas, inviting potential buyers to personalise it to their taste and lifestyle.

Importantly, this property comes with no chain delay, making it an attractive option for those eager to move in without the hassle of lengthy waiting periods. Overall, this home is a perfect blend of modern convenience and potential, ready for you to make it your own. Don't miss the chance to view this exceptional property in Rossendale.

For further information or to arrange a viewing please contact our Rossendale office at your earliest convenience.

Beech Street, Rossendale, BB4 8JL  
£140,000

 2  1  1  D

- Immaculate Mid Terraced Property
  - Contemporary Fitted Kitchen
  - On Street Parking
  - EPC Rating: D
- Two Bedrooms
  - Spacious Reception Room
  - Tenure: Leasehold
- Three Piece Bathroom
  - Enclosed Rear Garden
  - Council Tax Rating: A

Ground Floor

**Vestibule**  
3'8 x 3'5 (1.12m x 1.04m)  
UPVC double glazed frosted entrance door, hardwood single glazed frosted window and hardwood single glazed frosted door to reception room.

**Reception Room**  
14'11 x 13'5 (4.55m x 4.09m)  
UPVC double glazed window, central heating radiator, meter cupboard, TV point and door to kitchen.

**Kitchen**  
11'9 x 10'6 (3.58m x 3.20m)  
UPVC double glazed window, central heating radiator, spotlights, gloss wall and base units, wood effect worktops, tiled splash back, stainless steel sink with draining board and mixer tap, integrated electric oven, four burner gas hob, extractor hood, plumbing for washing machine, integrated boiler, under stairs storage with space for fridge freezer, wood effect tiled floor, door to stairs for first floor and UPVC double glazed frosted door to rear.

First Floor

**Landing**  
6'9 x 6'7 (2.06m x 2.01m)  
Loft access, smoke alarm and doors to two bedrooms and bathroom.

**Bedroom One**  
14'11 x 13'5 (4.55m x 4.09m)  
UPVC double glazed window and central heating radiator.

**Bedroom Two**  
10'3 x 7'9 (3.12m x 2.36m)  
UPVC double glazed window and central heating radiator.

**Bathroom**  
6'9 x 5'6 (2.06m x 1.68m)  
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and electric feed shower over, extractor fan, tiled elevation and tiled floor.

External

**Rear**  
Enclosed garden with paving, wood chips, bedding area and out building.

