



Burnley Road East, Rossendale, BB4 9PG

Offers Over £235,000

A FANTASTIC MID TERRACE PROPERTY WITH ITS OWN SAUNA

Located in the desirable area of Burnley Road East, Rossendale, this charming three-bedroom mid-terrace house is now available. This property has been thoughtfully renovated, making it an ideal home that combines modern living with comfort.

As you enter, you are greeted by a spacious open-plan layout that features two inviting reception rooms. These areas are perfect for both relaxation and entertaining, enhanced by modern fixtures and fittings that create a warm and welcoming atmosphere. The contemporary kitchen is equipped with fitted appliances, ensuring that it meets the needs of any aspiring chef.

The property boasts two well-proportioned bedrooms, and a third that is set up as a dressing room/office. The bathroom is conveniently located, serving the needs of the household with ease and also includes a Sauna.

Spread over three floors, this home offers a sense of space and privacy. Outside, you will find both a front and rear yard. With parking available for one vehicle to the rear, this property is not only practical but also situated in a sought-after location.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(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 East, Rossendale, BB4 9PG
Offers Over £235,000

 3  1  2  C

- Beautifully Presented Mid Terrace
 - Contemporary Fitted Kitchen
 - Off Road Parking
 - EPC Rating C
- Three Bedrooms
 - Move-in Ready
 - Tenure Leasehold
- Four Piece Bathroom Suite and Sauna
 - Enclosed Rear Yard
 - Council Tax Band A

Ground Floor

Entrance

UPVC door to vestibule.

Vestibule

3'9 x 3'9 (1.14m x 1.14m)

Wood effect laminate flooring and door to reception room one.

Reception Room One

14'5 x 13'9 (4.39m x 4.19m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, log burner, smoke alarm, television point, wood effect laminate flooring and open access to reception room two.

Reception Room Two

14'7 x 12'4 (4.45m x 3.76m)

Central heating radiator, coving, ceiling rose, stairs to first floor, bespoke under stairs storage, door to kitchen and wood effect laminate flooring.

Kitchen

11'4 x 9'3 (3.45m x 2.82m)

UPVC double glazed window, UPVC double glazed door to rear, gloss wall and base units, under counter lighting, granite surface, inset one and a half sink with mixer tap, integrated microwave, double oven in a high rise unit, four ring induction hob, tiled mirror splash back, extractor hood, integrated dishwasher, washing machine and fridge freezer, spotlights, Velux window and tiled floor.

First Floor

Landing

16'1 x 5'7 (4.90m x 1.70m)

UPVC double glazed window, smoke alarm, ceiling rose, stairs to second floor, doors to two bedrooms and bathroom.

Bedroom One

13'10 x 7'5 (4.22m x 2.26m)

UPVC double glazed window and central heating radiator.

Dressing Room / Office

9'1 x 5'7 (2.77m x 1.70m)

UPVC double glazed window, central heating radiator, fitted wardrobes and storage.

Bathroom

11'3 x 8'7 (3.43m x 2.62m)

UPVC frosted window, central heating radiator, dual flush WC, vanity top wash basin with waterfall mixer tap, enclosed rainfall shower with rinse head, free standing bath with waterfall tap and rinse head, tiled elevation, tiled floor, extractor fan, spotlights, television point and storage.

Sauna

6'4 x 4'1 (1.93m x 1.24m)

Seating, wood panelled elevation and tiled floor.

Second Floor

Bedroom Two

22'10 x 11'4 (6.96m x 3.45m)

UPVC double glazed windows, two Velux windows, storage, spotlights, smoke alarm and two central heating radiators.

External

Rear

Enclosed yard, paving and access to a garage.

Front

Paved courtyard and stone chippings.



Tel: 01706215618

www.keenans-estateagents.co.uk