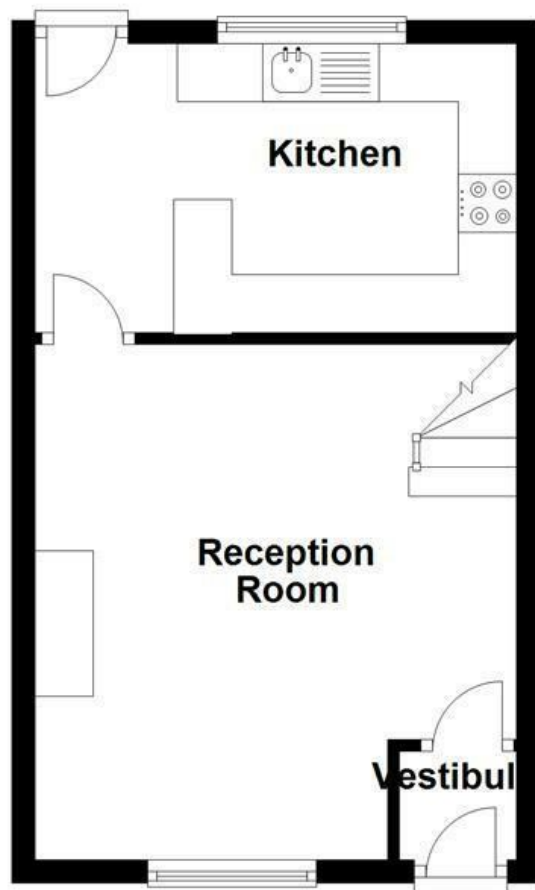
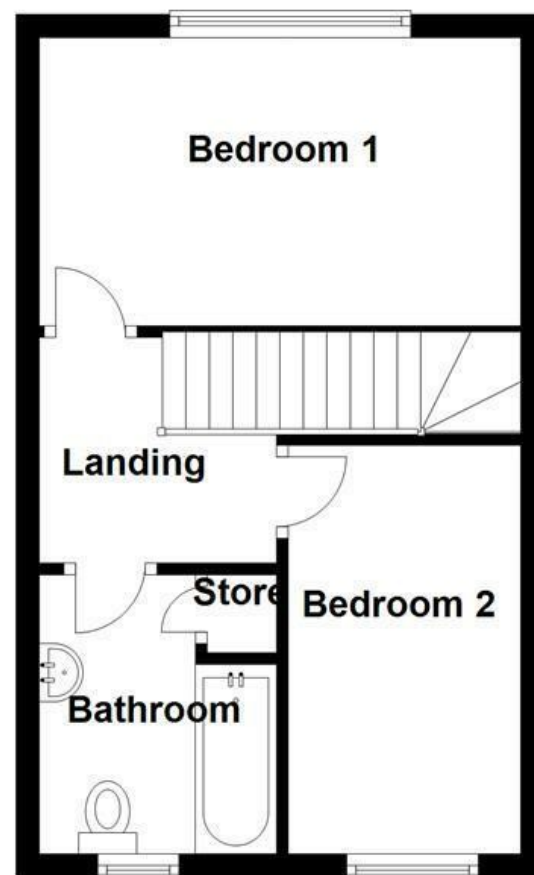


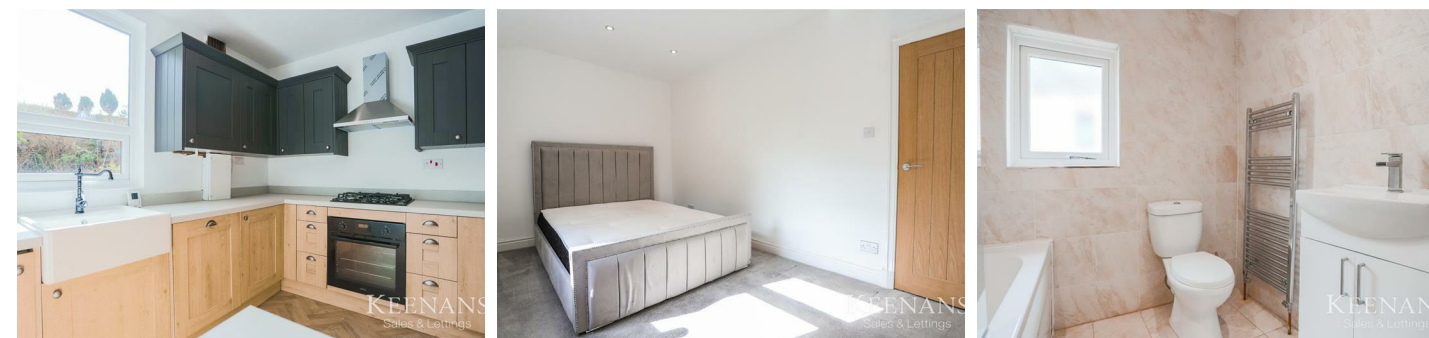
Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		71	
(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.

Terra Cotta Buildings, Rossendale, BB4 9QU

£700

FULLY BOOKED ON VIEWINGS

A STUNNING AND COSY TWO BEDROOM COTTAGE IN A QUIET LOCATION

This newly renovated two bedroom cottage is being welcomed to the rental market in the popular area of Rossendale. Benefiting from modern fixtures and fittings with a cosy country feel, this property would be perfect for a single occupant or couple looking for their first home! Situated only short drive to local shops and amenities as well as transport links to neighbouring towns. View early to avoid disappointment!

The property comprises briefly; entrance via the vestibule into a welcoming reception room that has a door to the kitchen and staircase to the first floor. The kitchen is spacious and has modern fixtures and fittings as well as a door to the rear. The first floor landing has doors on to two generously sized bedrooms and a three piece bathroom. Externally to the rear of the property is an enclosed garden with bedding areas.

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Terra Cotta Buildings, Rossendale, BB4 9QU

£700



- Tenure Freehold
- On Street Parking
- Ideal Home For A Single Occupant Or Couple
- Close Proximity To Local Amenities
- Council Tax Band A
- Spacious Two Bedroom Mid Terraced Cottage Property With Viewing Essential
- Enclosed Rear Garden With Bedding Areas
- EPC rating C
- Contemporary Fitted Kitchen And Three Piece Bathroom Suite
- Easy Access To Major Commuter Routes

Ground Floor

Entrance

Composite door to vestibule.

Vestibule

3'4 x 3'1 (1.02m x 0.94m)

Door to reception room.

Reception Room

14'6 x 3'7 (4.42m x 1.09m)

UPVC double glazed window, central heating radiator, coving, television point, smoke alarm, cast iron log burner with tiled hearth and wooden mantle, herringbone flooring, door to kitchen and stairs to first floor.

Kitchen

13'7 x 8'2 (4.14m x 2.49m)

UPVC double glazed window, composite door to rear, central heating radiator, range of wood panelled wall and base units, laminate work tops, single oven with four ring gas hob, extractor hood, inset ceramic sink with mixer tap, dish washer, fridge and freezer, plumbed for washing machine, spotlights, and herringbone flooring.

First Floor

Landing

Central heating radiator, spotlights, doors to two bedrooms and bathroom.

Bedroom One

13'9 x 8'3 (4.19m x 2.51m)

UPVC double glazed window, central heating radiator and spotlights.

Bedroom Two

11'7 x 6'7 (3.53m x 2.01m)

UPVC double glazed window, central heating radiator, spotlights and loft access.

Bathroom

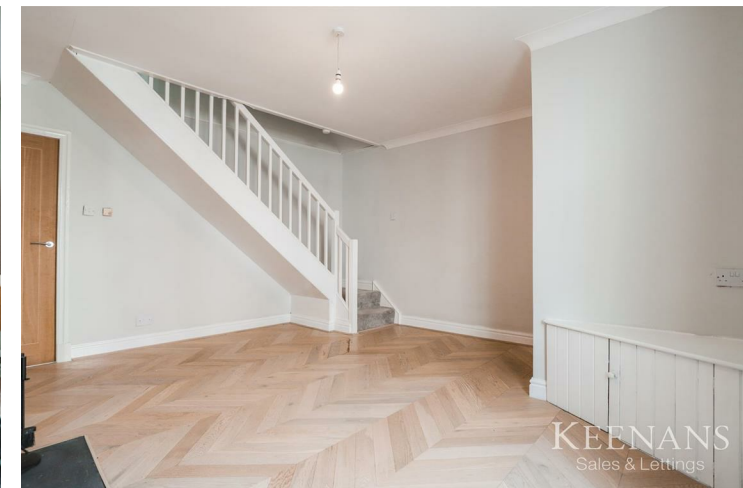
7'10 x 6'3 (2.39m x 1.91m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panelled bath with overhead direct feed shower, spotlights, tiled elevation, tiled flooring and storage.

External

Rear

Enclosed garden with bedding areas.



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