



Total area: approx. 77.3 sq. metres (832.3 sq. feet)

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			86
(81-91) B			
(69-80) C		65	
(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.

## Park Street, Rossendale, BB4 4NR

### £750

SPACIOUS AND BRIGHT PERFECT HOME READY TO MOVE IN  
Welcome to this charming property located on Park Street in the village of Helmshore, Rossendale. This delightful house boasts a spacious reception room, two cosy bedrooms, and a well-appointed bathroom, making it the perfect home for a small family or couple.

One of the standout features of this property is the truly massive modern dining kitchen space. Imagine preparing delicious meals in a stylish kitchen equipped with modern appliances, perfect for hosting dinner parties or enjoying family meals together.

The modern decor and appliances throughout the house give it a fresh and inviting feel, making it easy to envision yourself living here comfortably. The property offers plenty of space to entertain guests, whether it's a casual get-together or a more formal gathering.

Situated on a peaceful road set back from the main streets, this house provides a tranquil retreat from the hustle and bustle of everyday life. You can enjoy the quiet surroundings while still having easy access to public transport and amenities, ensuring convenience and connectivity.

Don't miss out on the opportunity to make this lovely house your new home. Book a viewing today and experience the charm and comfort that this property has to offer.

If you would like any further information or have any questions at all please feel free to contact our Rossendale branch at your convenience.



# Park Street, Rossendale, BB4 4NR

£750



- Tenure Freehold
- On Street Parking
- Ample Sized Contemporary Fitted Kitchen
- Easy Access To Major Commuter Routes
- Council Tax Band A
- Mid Terraced Property
- Ideal Home For A Couple Or Small Family
- EPC Rating D
- Two Bedrooms
- Enclosed Rear Yard

## Ground Floor

### Entrance

UPVC door to hall.

### Hall

3'1 x 2'8 (0.94m x 0.81m)

Door to reception room and stairs to first floor.

### Reception Room

13'1 x 11'3 (3.99m x 3.43m)

UPVC double glazed window, central heating radiator and door to kitchen.

### Kitchen

14' x 13' (4.27m x 3.96m)

UPVC double glazed window, central heating radiator, gloss wall and base units, laminate worktops, oven with four ring gas hob, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, tiled floor and door to utility.

### Utility

8'9 x 4' (2.67m x 1.22m)

UPVC double glazed window, central heating radiator, boiler, UPVC door to rear, plumbed for washing machine and space for fridge freezer.

## First Floor

### Landing

6'11 x 4'6 (2.11m x 1.37m)

Doors to bathroom and two bedrooms.

### Bedroom One

12'11 x 11'3 (3.94m x 3.43m)

UPVC double glazed window, central heating radiator and a cast iron fireplace.

### Bedroom Two

13'8 x 7'1 (4.17m x 2.16m)

UPVC double glazed window and central heating radiator.

### Bathroom

10'9 x 6'10 (3.28m x 2.08m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, panelled bath with mixer tap and overhead electric feed shower, part tiled elevation and tiled floor.

## External

### Rear

Enclosed paved yard.



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