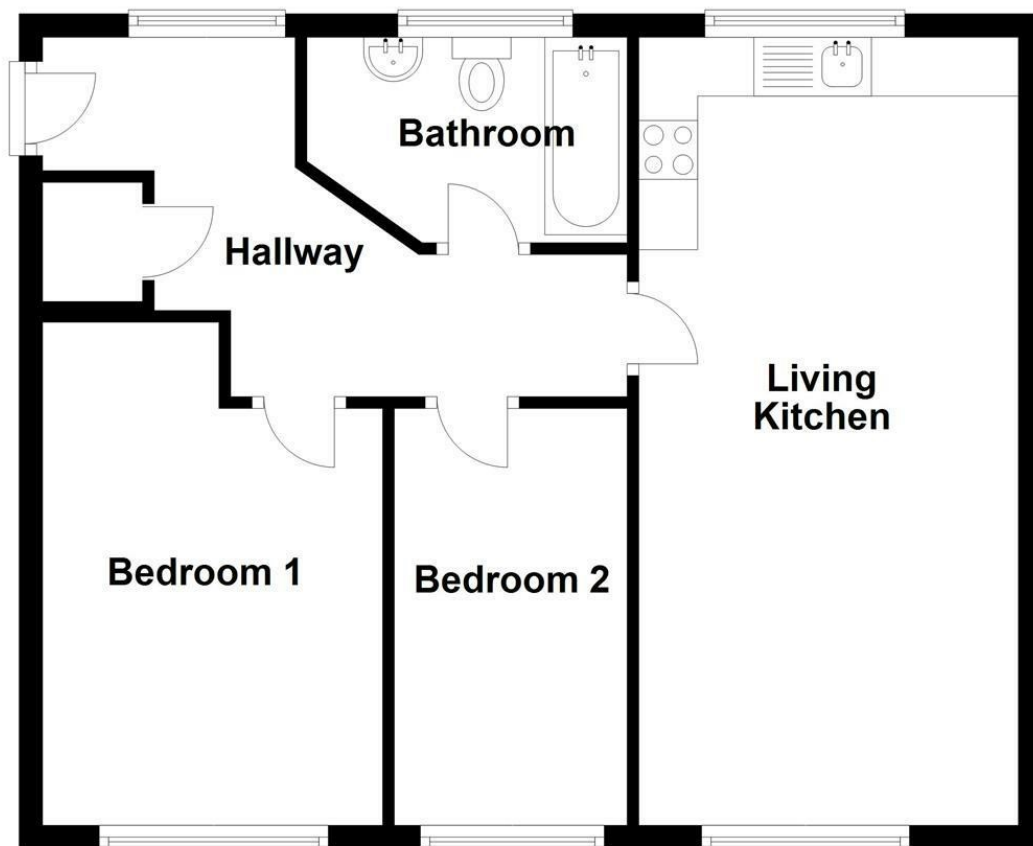


## Ground Floor



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			
(81-91) B		77	80
(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.

## Langwood Court, Rossendale, BB4 5PW

**£650**

Keenans Lettings are delighted to offer this spacious two bedroom, ground floor apartment to the rental market. The property is ideal situated in Haslingden for both commuter links for the M66 / M65 corridor and local amenities. The property also benefits from communal gardens and parking facilities.

The property comprises briefly of; entrance to the main apartment building via the communal hallway with door to the ground floor apartment. Upon entering the apartment, via the entrance hallway, you will find doors to two bedrooms, a modern three-piece bathroom suite and a spacious open plan living kitchen.

For more information or to make arrangements to view, please contact the team at Keenans Lettings today.



# Langwood Court, Rossendale, BB4 5PW

£650



- Ground Floor Apartment
- Low Maintenance
- Open Plan Living Kitchen
- Viewing Recommended
- Two Bedrooms
- Sought After Location
- No Smokers / Pets
- Three-piece Bathroom
- Off Road Parking
- Close To Amenities

## Internal

### Ground Floor

#### Entrance Hallway

Central light point, smoke alarm to ceiling, UPVC double glazed window, fitted storage cupboard and doors leading to two bedrooms, family bathroom suite and living kitchen.

#### Living Kitchen

21'33 x 12'02 (6.40m x 3.71m)

UPVC double glazed windows to front and rear elevations, central light points, electric wall heater, a range of floor and wall based units with complementary worktops, integrated oven with four ring electric hob and extractor hood, plumbing for washing machine, space for fridge freezer, stainless steel sink with drainer and mixer tap, tiled splashbacks.

#### Bedroom One

13'06 x 9'37 (4.11m x 2.74m)

UPVC double glazed window to front elevation, central light point, wall mounted heater.

#### Bedroom Two

11'39 x 6'45 (3.35m x 1.83m)

UPVC double glazed window to front elevation, central light point, wall mounted heater.

#### Bathroom

9'00 x 6'13 (2.74m x 1.83m)

UPVC double glazed frosted window to rear elevation, central light point, a three-piece suite comprising of panelled bath with overhead shower feed, pedestal wash basin and low level WC.

#### External

Car park.



Tel: 01616960085

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