



## Manchester Road, Rossendale, BB4 6NT

### £750 PCM

**\*\*STUNNING NEWLY REDECORATED MID TERRACED PROPERTY\*\***

Keenans Lettings are thrilled to present to the market this immaculately presented two bedroom mid terraced property located within the heart of Haslingden, close to local amenities and commuter links.

This property is available immediately and is in fantastic condition. Call the team on 01282 507250 to arrange your viewing as much interested is expected.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

# Manchester Road, Rossendale, BB4 6NT

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 **2**  **1**  **1**  **D**

- Mid Terrace
  - Lounge
  - Immaculately Presented
- Two Generous Bedrooms
  - Rear Yard
  - Close to Local Amenities
- Dining Kitchen
  - Available Immediately

INTRODUCTION

AGENTS NOTES

**\*\*STUNNING NEWLY REDECORATED MID TERRACED PROPERTY\*\***

Council Tax Band A

Keenans Lettings are thrilled to present to the market this immaculately presented two bedroom mid terraced property located within the heart of Haslingden, close to local amenities and commuter links.

Internally this property comprises of; lounge and dining kitchen. To the first floor, two generous bedrooms and a three piece bathroom suite.

Externally benefitting from a front forecourt and a low maintenance and private rear garden.

This property is available immediately and is in fantastic condition.

To arrange your viewing, contact our Lettings office today!

### GROUND FLOOR

Composite front entrance door leading into Lounge.

### LOUNGE

14'0" x 14'0" (4.27 x 4.27)

UPVC double glazed window, central heating radiator, wooden effect laminate flooring, recess spot lights and a metre cupboard.

### KITCHEN

13'11" x 8'1" (4.24 x 2.46)

Range of wall and base units, laminate work surfaces and tiled splash backs, four ring gas hob, electric oven and grill with extractor canopy over, sink, drainer and mixer tap, wooden effect laminate flooring, central heating radiator and access to under stairs storage, cupboard housing boiler, UPVC double glazed window and rear entrance door.

### FIRST FLOOR

### LANDING

Smoke alarm point.

### BEDROOM ONE

14'0" x 14'0" (4.27 x 4.27)

UPVC double glazed window, two wall lights and a central heating radiator.

### BEDROOM TWO

8'11" x 8'0" (2.72 x 2.44)

UPVC double glazed window, access to over stairs storage and a central heating radiator.

### BATHROOM

Three piece suite comprising of; panelled bath with direct feed shower over, wash hand basin with vanity unit and low suite WC, fully tiled elevations, wooden effect vinyl flooring and a frosted UPVC double glazed window.

### EXTERNAL

### FRONT

Front forecourt.

### REAR

Fully enclosed rear yard with rear access.



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