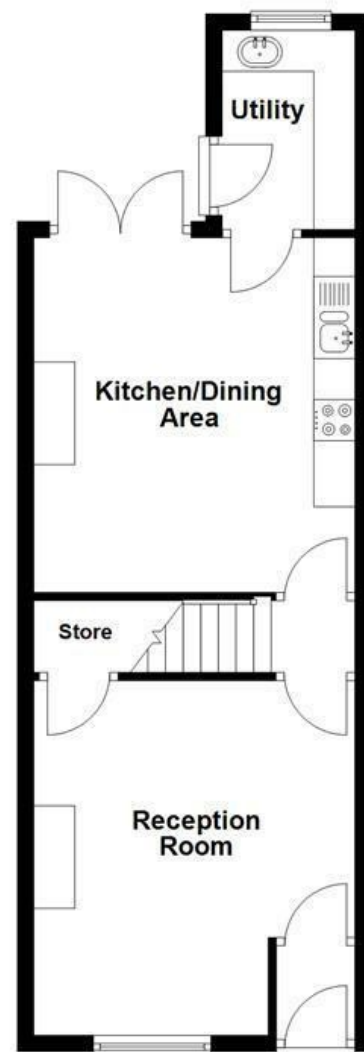
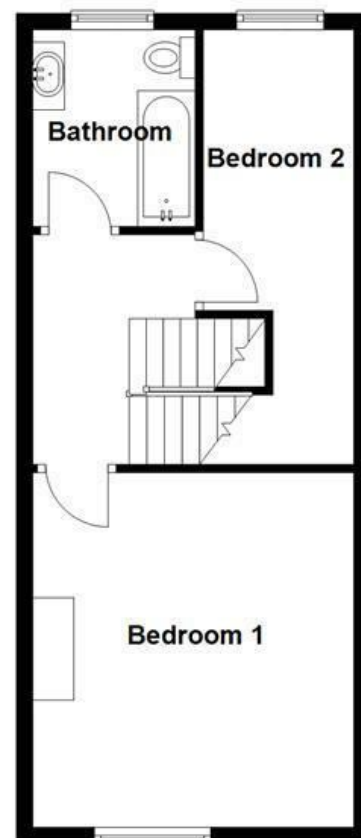


Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(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.

Ivy Street, Rossendale, BB4 7AX

£950

A FURNISHED THREE BEDROOM TERRACED HOUSE IN A POPULAR LOCATION

Keenans are delighted to bring this three bedroom terraced property to the rental market. Nestled in a quiet location, in the heart of Waterfoot, this property is perfect for a couple looking for extra space or small family looking for a conveniently located rental home. The property provides easy access to local amenities as well as popular commuter routes to Burnley and Bacup as well as the M66 to Manchester and Bury. It boasts a spacious reception room, a fitted kitchen/diner, utility room, three good size bedrooms, a three piece bathroom suite and a rear enclosed yard.

The property comprises briefly: entrance into a bright vestibule, providing access into the reception room then via the inner hall stairs to the first floor landing and open through to the kitchen/dining room and further on into the utility room. From the kitchen there are patio doors out to the enclosed rear yard. From the first floor landing there are doors providing access to two bedrooms the bathroom and stairs to the third bedroom in the attic conversion.

For further information or to arrange a viewing please contact our Lettings team.
For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Ivy Street, Rossendale, BB4 7AX
£950

**3****1****1****C**

- Three Double Bedrooms
 - Three Piece Bathroom Suite
 - Furnished
 - Council Tax Band A
- Separate Utility Room
 - Enclosed Rear Yard
 - Excellent Transport Links
- Modern Fitted Kitchen
 - Close Proximity To Local Amenities
 - EPC Rating C

Ground Floor

Entrance Vestibule

3'7 x 3'1 (1.09m x 0.94m)
Composite double glazed front door, wood effect laminate flooring and door to reception room.

Reception Room

14'2 x 12'10 (4.32m x 3.91m)
UPVC double glazed window, central heating radiator, feature fire place with log burner, door to under stairs storage, wood effect laminate flooring and door to inner hall.

Inner Hall

Stairs to first floor and door to kitchen.

Kitchen/Diner

14'6 x 14'2 (4.42m x 4.32m)
UPVC patio doors to rear, central heating radiator, feature fire place, a range of wall and base units with wood effect work tops, electric oven, four ring gas hob, stainless steel one and a half bowl sink with drainer and mixer tap, tiled splash backs, stone flooring and door to utility room.

Utility Room

8'0 x 5'0 (2.44m x 1.52m)
UPVC double glazed frosted window, central heating radiator, base units with laminate work tops, stainless steel round sink with mixer tap, tiled splash backs, plumbing and space for washing machine, space for dryer, combi boiler, tiled effect flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

7'8 x 3'8 (2.34m x 1.12m)
Doors to two bedrooms, bathroom and stairs to third bedroom.

Bedroom One

14'2 x 12'10 (4.32m x 3.91m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom 2

17'0 x 9'1 (5.18m x 2.77m)
UPVC double glazed window, central heating radiator and fitted wardrobes

Bathroom

8'5" x 6'6 (2.57m x 1.98m)
UPVC double glazed frosted window, chrome heated towel rail, roll top bath, overhead shower with rainfall head, part tiled elevations, dual flush WC, glass sink with waterfall mixer tap, tiled splash back, tile effect flooring.

Second Floor

Third Bedroom

13'5 x 10'3 (4.09m x 3.12m)
Double glazed Velux window, central heating radiator and open through to walk in wardrobe/storage area.

Walk In Wardrobe/Storage Area

21'1 x 8'10 (6.43m x 2.69m)

External

Front

On street parking.

Rear

Enclosed yard with patio area, astro turf and outdoor storage sheds.

Agents Notes

Council Tax Band A

