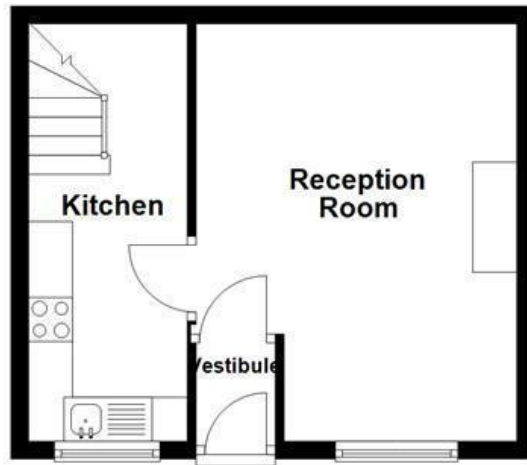
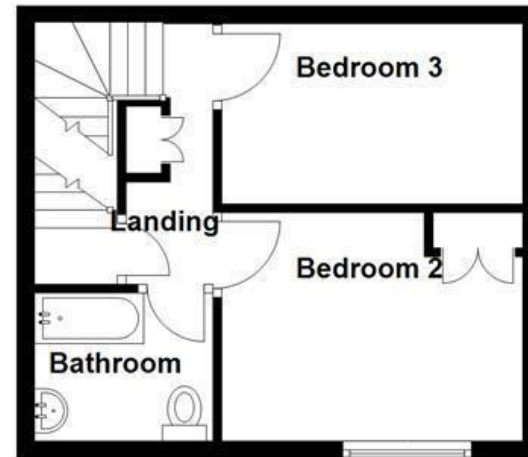


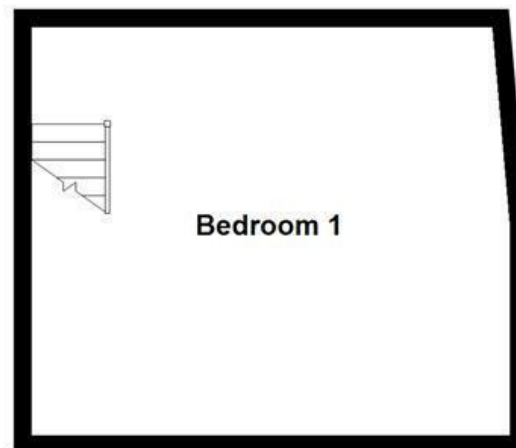
Ground Floor




First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(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.

Burnley Road East, Rossendale, BB4 9QS

£850

CHARMING 3 BEDROOM TERRACE IN ROSSENDALE

Situated on Burnley Road East in the area of Rossendale, this delightful terraced house is being welcomed to the rental market, it presents an excellent opportunity for families seeking a comfortable and spacious home. The property boasts a generous reception room, perfect for both relaxation and entertaining guests.

With three well-proportioned bedrooms, including two on the main floor and a large attic room that can easily serve as a third bedroom, this home offers ample space for family living. The attic room, with its potential for versatility, could also be transformed into a playroom, study, or guest accommodation, catering to your family's unique needs.

The bathroom is conveniently located, ensuring ease of access for all members of the household. The overall layout of the property is designed to provide a warm and inviting atmosphere, making it an ideal choice for those looking to settle in a friendly community.

This terraced house not only offers comfortable living spaces but also benefits from its prime location in Rossendale, which is known for its picturesque surroundings and local amenities. Whether you are a first-time buyer or looking to upsize, this property is sure to meet your expectations for a family home. Don't miss the chance to make this lovely house your new rental home.

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

Burnley Road East, Rossendale, BB4 9QS

£850



- Three good Size Bedrooms
- On Street Parking
- Modern Fitted Kitchen
- Three Piece Bathroom Suite
- Council Tax Band B
- Viewing Essential
- Close Proximity To Local Amenities
- EPC Rating C
- Abundance Of indoor Space
- Easy Access To Major Commuter Routes

GROUND FLOOR

Entrance

Hard wood door to vestibule.

Vestibule

3'7 x 3'2 (1.09m x 0.97m)

Door to reception room.

Reception Room

15'4 x 13'2 (4.67m x 4.01m)

Hardwood double glazed window, central heating radiator, living flame gas fire with decorative surround, smoke alarm, wood effect laminate flooring and door to kitchen.

Kitchen

15'7 x 5'10 (4.75m x 1.78m)

Hardwood double glazed window, central heating radiator, wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, integrated oven, four ring electric hob and wood effect flooring.

FIRST FLOOR

Landing

9'11 x 5'6 (3.02m x 1.68m)

Central heating radiator, integrated storage, doors to two bedrooms, bathroom and stairs to second floor.

Bedroom Two

11'4 x 8'6 (3.45m x 2.59m)

Hardwood double glazed window, central heating radiator, access to boiler, integrated storage and wood effect flooring.

Bedroom Three

11'4 x 6'11 (3.45m x 2.11m)

Hardwood double glazed window, central heating radiator, integrated storage and wood effect flooring.

Bathroom

8'3 x 5'5 (2.51m x 1.65m)

Hardwood double glazed window, central heating towel rail, dual flush WC, panel bath, overhead electric feed shower, pedestal wash basin, wood effect flooring and part tiled elevation.

SECOND FLOOR

Bedroom One

20'4 x 15'4 (6.20m x 4.67m)

Hardwood double glazed window, central heating radiator and integrated storage.

EXTERNAL

Front

Enclosed paved area and on street parking.



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