



Manchester Road, Rossendale, BB4 6PT

£830 PCM

** VIRTUAL VIEWINGS AND VALUATIONS AVAILABLE PLEASE CALL THE OFFICE! **

A BEAUTIFULLY PRESENTED TWO BEDROOMED TERRACED PROPERTY WITH OFF ROAD PARKING

This deceptively spacious two bedroomed terraced property is being welcomed to the market in the popular area of Haslingden, close to bus routes, amenities and network links to Manchester, Bury and Rawtenstall. Boasting spacious rooms throughout, neutral interior and kitchen extension to the rear.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(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.

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

- Popular Area
 - Kitchen/Diner
 - Block Paved Driveway
- Two Bedroomed
 - Three Piece Shower Room
 - Two Storage Sheds
- Close to Bus Routes, Amenities and Network Links
 - Two Spacious Reception Rooms
 - Deposit Amount £721.15

INTRODUCTION

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The property comprises briefly; a welcoming hallway houses a staircase to the first floor and doors to two spacious reception rooms. The second reception room provides access to a kitchen diner. To the first floor you will find doors to two generously sized bedrooms and a three piece shower room. Externally there is a block paved driveway with gated access to the rear and two storage sheds.

For further information or to arrange a viewing please contact our Lettings office at your earliest convenience.

GROUND FLOOR

ENTRANCE VESTIBULE

3'8" x 3'5" (1.12 x 1.04)

UPVC double glazed front entrance door, picture rail and hardwood single glazed door to the hallway.

HALLWAY

12'8" x 3'8" (3.86 x 1.12)

Central heating radiator, picture rail, stairs to the first floor and doors to two reception rooms.

RECEPTION ROOM ONE

13'3" x 10'2" (4.04 x 3.1)

UPVC double glazed window, central heating radiator, coving and ceiling rose.

RECEPTION ROOM TWO

14'4" x 13'3" (4.37 x 4.04)

Central heating radiator, coving, ceiling rose, gas fire with decorative surround and wooden mantel, dado rail, television point, understairs storage and bi-folding doors to the kitchen.

KITCHEN

14'4" x 9'2" (4.37 x 2.79)

Two UPVC double glazed windows, range of wood panelled wall and base units with granite effect surfaces and tiled splashbacks, stainless steel one and a half bowl sink with drainer and mixer tap, electric oven with four ring gas hob, extractor hood, space for fridge freezer, tiled flooring, spotlights and UPVC double glazed door to the rear.

FIRST FLOOR

LANDING

9'7" x 6'2" (2.92 x 1.88)

Loft access, smoke alarm and doors to two bedrooms and bathroom.

BEDROOM ONE

14'3" x 13'3" (4.34 x 4.04)

UPVC double glazed window, central heating radiator, fitted wardrobes, coving and ceiling rose.

BEDROOM TWO

10'0" x 7'9" (3.05 x 2.36)

UPVC double glazed window, central heating radiator and coving.

BATHROOM

16'3" x 4'5" (4.95 x 1.35)

UPVC double glazed frosted window, central heating radiator, three piece suite comprising: pedestal wash basin, low basin WC, direct feed shower unit, part tiled elevations, extractor fan, coving and tile effect flooring.

EXTERNAL

REAR

Tiered yard with two storage sheds and access to off road parking.

AGENTS NOTES

Council Tax Band A.

