



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	67	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Post Office Street, Rossendale, BB4 8NJ

£795 PCM

Keenans Lettings are delighted to offer this fully furnished mid terraced cottage to the rental market located in Crawshawbooth within close proximity to Rawtenstall town centre and the local amenities of the village. The X43 to Manchester City Centre bus stop is situated on the main road, ideal for the commuter and easy access to the M65 and M66 motorways.

Post Office Street, Rossendale, BB4 8NJ
£795 PCM

 2  0  0  D

- Mid Terraced Cottage
 - Modern Fitted Kitchen Diner
 - Village Location
- Two Bedrooms
 - Three Piece Bathroom
- Reception Room
 - Rear Terraced Garden

INTRODUCTION

Keenans Lettings are delighted to offer this beautifully presented, modern throughout cottage to the rental market located in the popular area of Crawshawbooth. The property offers modern fixtures and fittings and is situated conveniently close to bus routes, good schools and amenities, as well as, a short walk to the village centre and network links to Burnley and Rawtenstall. The property comprises briefly; a welcoming hallway which provides access to the reception room and staircase to the first floor. The reception room provides access to a modern kitchen diner. The first floor comprises of doors to two double bedrooms and a three-piece bathroom. Externally there is a tiered decked garden to the rear with artificial lawn and bedding areas. The property is offered fully furnished.

GROUND FLOOR

ENTRANCE HALL

4'4" x 3'8" (1.32 x 1.12)

UPVC double glazed door opens into the entrance hall with a central heating radiator, dado rail, tiled flooring, stairs leading to the first floor and a door to the reception room.

RECEPTION ROOM

14'1" x 10'4" (4.29 x 3.15)

UPVC double glazed window, central heating radiator, cast iron multi fuel burner in recessed fireplace, exposed beams, meter cupboard, tiled flooring and a door to the kitchen.

KITCHEN

13'8" x 11'0" (4.17 x 3.35)

UPVC double glazed window, central heating radiator and fitted with a range of cream wall, base and drawer units with complementary wood effect work surfaces, tiled splash backs, inset stainless steel sink, drainer and mixer tap, integrated electric oven, induction hob and extractor canopy over with feature splash back, fridge / freezer, washing machine, tiled flooring and a UPVC double glazed frosted door to the rear.

FIRST FLOOR

LANDING

Dado rail, loft access, smoke alarm and doors to the bedrooms and bathroom.

BEDROOM ONE

13'10" x 13'6" (4.22 x 4.11)

UPVC double glazed window and a central heating radiator.

BEDROOM TWO

10'11" x 7'4" (3.33 x 2.24)

UPVC double glazed window and a central heating radiator.

BATHROOM

7'10" x 6'0" (2.39 x 1.83)

UPVC double glazed frosted window, central heating radiator and fitted with a three piece suite featuring a claw foot bath with mixer tap and shower over, close couple WC, vanity top wash basin with mixer tap, part wood panelled elevations and wood effect flooring.

EXTERNAL

REAR

Tiered yard with paved, artificial turf and decking areas.

AGENTS NOTES

Council Tax Band A.

