



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(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		

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Bury Road, Rossendale, BB4 6DD

£750

AN IMPRESSIVE TWO BEDROOM END TERRACED PROPERTY

Having been presented and updated beautifully throughout with neutral decorations, this enviable two bedroom end terraced property is being proudly welcomed to the rental market in the desirable location of Rawtenstall. With modern fixtures and fittings and cellar space, this enviable property is the perfect rental home for any small family or couple. Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bury, Manchester, Burnley and major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access on to a spacious reception room. The reception room leads on to a contemporary fitted kitchen diner which houses staircases to the first floor and lower ground floor cellar space, as well as access out to the side of the property. The lower ground floor benefits from two cellar spaces. The first floor comprises of doors on to two bedrooms and a bathroom. Externally there is plenty of space for parking.

Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property.

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

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£750

**2****1****1****C**

- Two Bedrooms
 - Contemporary Fitted Kitchen
 - Close Proximity To Local Amenities
- Council Tax band A
 - Available Immediately
 - Easy Access To Major Network Links
- End Terrace
 - Three Piece Bathroom Suite

Ground Floor

On street parking.

Entrance

UPVC double glazed frosted door to the entrance vestibule.

Entrance Vestibule

3'7 x 2'9 (1.09m x 0.84m)

Hardwood single glazed, frosted, stain glass windows, tiled flooring, hardwood single glazed, frosted stain glass door to the reception room.

Reception Room

14' x 13'5 (4.27m x 4.09m)

UPVC double glazed leaded window, central heating radiator, coving, wood effect laminate flooring, door to the kitchen diner.

Kitchen/Diner

14' x 11'11 (4.27m x 3.63m)

UPVC double glazed leaded window, central heating radiator, a range of grey high glosses wall and base units, granite effect surface and splash backs, stainless steel sink and drainer with mixer tap, integrated electric oven with a four ring gas hob and extractor hood, space for washing machine, Pro boiler, tiled effect Lino flooring, door to stairs to lower ground floor, staircase to the first floor and a UPVC double glazed frosted door to the rear.

Lower Ground Floor

Cellar Room One

7'11 x 5'2 (2.41m x 1.57m)

Open to cellar room two

Cellar Room Two

5'9 x 5'2 (1.75m x 1.57m)

First Floor

Landing

6'10 x 5'3 (2.08m x 1.60m)

Loft hatch, doors to two bedrooms and bathroom.

Bedroom One

14' x 13'2 (4.27m x 4.01m)

UPVC double glazed leaded window, central heating radiator, coving, fitted wardrobes.

Bedroom Two

8'6 x 6'9 (2.59m x 2.06m)

UPVC double glazed leaded window, central heating radiator

Bathroom

11'4 x 4'10 (3.45m x 1.47m)

UPVC double glazed frosted leaded window, central heating radiator, a three-piece suite comprising of a dual flush WC, panelled bath with an electric feed shower head and traditional taps, pedestal wash basin with traditional taps, tiled elevations, over stairs storage cupboard, tiled effect Lino flooring.

External

