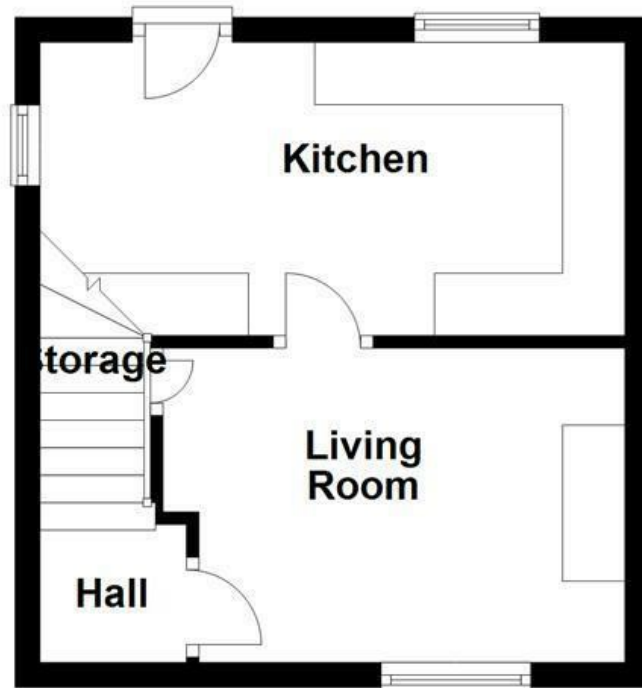


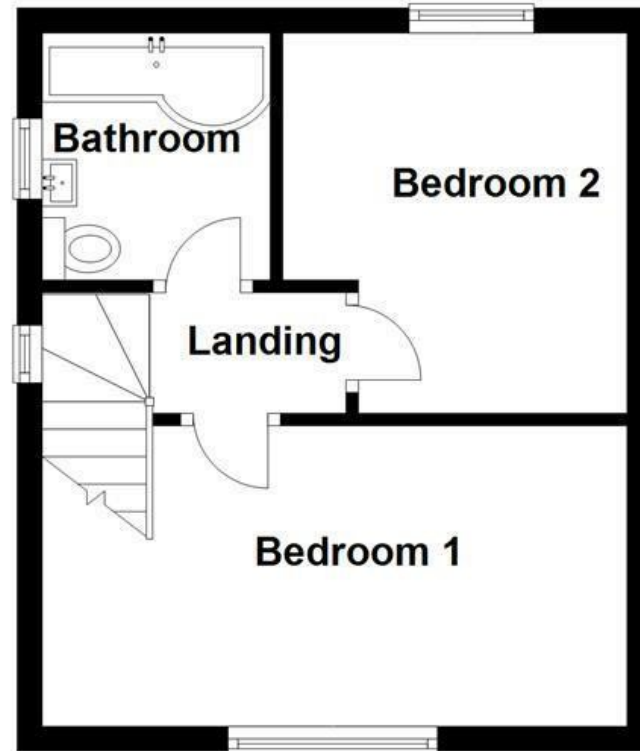
Ground Floor

Approx. 23.3 sq. metres (250.6 sq. feet)



First Floor

Approx. 26.0 sq. metres (280.2 sq. feet)



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Fairfield Avenue, Rossendale, BB4 9TG

£895

A BRIGHT TWO BEDROOM HOME WITH SUPERB COUNTRYSIDE VIEWS

Keenans are proud to bring to the rental market this immaculate two-bedroom property. Boasting bright and spacious interiors with a modern fitted kitchen and dining room, a spacious living room, two good sized bedrooms, a three-piece bathroom suite and an enclosed rear garden. Located just a short drive to local amenities, close to nearby schools and has easy access to major commuter routes to Bury, Rawtenstall and Manchester.

The property comprises briefly, to the ground floor; entrance to the welcoming hallway which has stairs leading to the first floor and a door providing access to the living room. The living room has a door providing access to the kitchen. The kitchen is fitted with modern wall and base units and has a door which leads to the rear garden. To the first floor there is a landing with doors providing access to two bedrooms and a three-piece bathroom suite. Externally, to the rear of the property there is an enclosed lawn garden. To the front of the property there is an enclosed lawn garden with steps upon entrance.

View early to avoid disappointment! Contact Lettings team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansestateagents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(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.

Fairfield Avenue, Rossendale, BB4 9TG

£895

 2  1  1  D

- Two Double Bedrooms
 - Gardens Front and Back
 - Modern Fitted Kitchen
 - Easy Access To Major Commuter Routes
- Council Tax Band A
 - End Terraced Property
 - Superb Countryside Views
- EPC Rating D
 - Three Piece Bathroom Suite
 - Close Proximity to Local Amenities

Ground Floor

Entrance

Via a composite front door to hall.

Hall

3'8 x 3'10 (1.12m x 1.17m)

Central heating radiator, stairs to first floor and door to living room.

Living Room

12'2 x 11'6 (3.71m x 3.51m)

UPVC double glazed window, central heating radiator, ceiling rose, smoke alarm, electric fire with stone surround, doors to kitchen, under stairs storage, television point and coving.

Kitchen

15'4 x 8'4 (4.67m x 2.54m)

Two UPVC double glazed windows, central heating radiator, gloss wall and base units, laminate worktop, stainless steel one and a half dink and drainer with mixer tap, oven, four ring electric hob, extractor hood, stainless steel splash back, space for fridge freezer, plumbed for washing machine, dryer, breakfast bar, boiler, spotlights, smoke alarm, composite double glazed door to rear garden and wood effect floor.

First Floor

Landing

7'9 x 2'8 (2.36m x 0.81m)

UPVC double glazed window on stair return, access to attic, smoke alarm, doors to two bedrooms and bathroom.

Bedroom One

15'4 x 10'10 (4.67m x 3.30m)

UPVC double glazed window, central heating radiator, spotlights and USB ports.

Bedroom Two

9'7 x 9'1 (2.92m x 2.77m)

UPVC double glazed window, central heating radiator and spotlights.

Bathroom

5'4 x 5'11 (1.63m x 1.80m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, dual flush WC, vanity wash basin with mixer tap, L shape bath with mixer tap, main feed rain fall head shower with rinse head, PVC elevation, spotlights, extractor fan and wood effect floor.

External

Rear

Enclosed garden with lawn area.

Front

Enclosed garden, lawn area and mature shrubs.



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