



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(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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## Rossendale Road, Burnley, BB11 5DJ

### £194,950

A SPACIOUS FOUR-BEDROOM SEMI-DETACHED HOME WITH GREAT POTENTIAL

Nestled on Rossendale Road in Burnley, this charming semi-detached house is a hidden gem waiting to be discovered. Boasting two reception rooms, four bedrooms, and a bathroom, this property offers ample space for a growing family.

This home presents a fantastic opportunity for those with a creative vision, as it serves as a blank canvas just waiting to be transformed into a dream abode. The spacious layout allows for endless possibilities to customise and update, making it truly your own.

Conveniently located in a popular area with easy access to major commuter routes, this property seamlessly combines tranquillity with accessibility. Imagine coming home to a peaceful retreat while still being well-connected to the hustle and bustle of city life.

One of the standout features of this residence is its surprisingly generous rear garden. Perfect for outdoor gatherings, gardening enthusiasts, or simply unwinding in nature, this space offers a breath of fresh air right at your doorstep.

# Rossendale Road, Burnley, BB11 5DJ

£194,950



- Semi Detached Property
- Ample Living Space
- Off Road Parking and Garage
- EPC Rating D
- Four Bedrooms
- Bursting with Potential
- Tenure Leasehold
- Three Piece Bathroom Suite
- Gardens to Front and Rear
- Council Tax Band C

## Ground Floor

### Entrance Porch

7'1 x 4'9 (2.16m x 1.45m)

UPVC double glazed front door, UPVC double glazed windows and door to hall.

### Hall

14'9 x 5'5 (4.50m x 1.65m )

Central heating radiator, coving, doors to two reception rooms, kitchen, understairs storage and stairs to first floor.

### Reception Room One

11'10 x 11'10 (3.61m x 3.61m)

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

### Reception Room Two

11'10 x 10'0 (3.61m x 3.05m)

UPVC double glazed box bay window, two central heating radiators, radiant fire, fitted storage, coving and UPVC double glazed French doors to rear.

### Kitchen

13'5 x 5'4 (4.09m x 1.63m )

Two UPVC double glazed windows, central heating radiator, range of panel wall and base units with laminate worktops, integrated high rise oven and grill, four ring gas hob and extractor hood, tiled splashback, composite sink and drainer with mixer tap, plumbing for washing machine, integrated undercounter fridge and freezer, tiled effect flooring and hardwood single glazed door to rear.

### Under Stairs Storage

Door to garage.

### Garage

16'5 x 8'5 (5.00m x 2.57m )

Power, lighting, wall mounted Worcester boiler and up and over garage door.

## First Floor

### Landing

Loft access, doors to four bedrooms and bathroom.

### Bedroom One

11'10 x 11'10 (3.61m x 3.61m)

UPVC double glazed bay window, central heating radiator and fitted wardrobe.

### Bedroom Two

15'10 x 8'4 (4.83m x 2.54m )

Two UPVC double glazed windows and two central heating radiators.

### Bedroom Three

10'4 x 9'11 (3.15m x 3.02m)

UPVC double glazed window and fitted wardrobe.

## Bedroom Four

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

UPVC double glazed window, central heating radiator and coving.

## Bathroom

6'2 x 5'5 (1.88m x 1.65m )

UPVC double glazed frosted window, low base WC, pedestal wash basin with traditional taps, panel bath with traditional taps and overhead direct feed shower and tiled elevations.

## External

### Rear

Laid to lawn garden with bedding areas and greenhouse.

### Front

Laid to lawn garden, off road parking and access to garage.

