



## Rosegrove Lane, Burnley, BB12 6HB

### £139,950

A FANTASTIC TWO BEDROOM END TERRACE PROPERTY

Welcome to Rosegrove Lane in Burnley, this deceptively spacious two-bedroom end terrace house offers a delightful blend of comfort and modern living. Upon entering, you are welcomed by two generously sized reception rooms, each adorned with tasteful decor that creates a warm and inviting atmosphere. The modern kitchen is well-equipped, making it a perfect space for culinary enthusiasts, while a convenient downstairs WC adds to the practicality of the home.

The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The highlight of this residence is undoubtedly the lovely rear garden, which offers a serene outdoor retreat, ideal for enjoying sunny afternoons or hosting gatherings with family and friends.

Situated in a great location, this home is conveniently close to local amenities, ensuring that daily necessities are just a stone's throw away. Additionally, excellent motorway links make commuting a breeze, connecting you effortlessly to surrounding areas.

This end terrace property is perfect for those seeking a comfortable and stylish home in a vibrant community. With its spacious layout and modern features, it presents an excellent opportunity for both first-time buyers and those looking to downsize. Don't miss the chance to make this charming house your new home.

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

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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- End Terraced Property
  - Fitted Kitchen
  - Off Road Parking
  - EPC Rating: TBC
- Two Bedrooms
  - Four Piece Bathroom
  - Tenure: Leasehold
- Two Reception Rooms
  - Yard To Rear And Garden To Side
  - Council Tax Band: A

### Ground Floor

#### Vestibule

3'11 x 3'3 (1.19m x 0.99m)

UPVC double glazed frosted entrance door, coving and door to reception room one.

#### Reception Room One

16'6 x 11'9 (5.03m x 3.58m)

UPVC double glazed window, central heating radiator, smoke alarm, boiler cupboard, decorative fireplace, stairs to first floor and double doors to reception room two.

#### Reception Room Two

17'11 x 13'2 (5.46m x 4.01m)

UPVC double glazed window, central heating radiator, ceiling rose, electric fire, marble effect hearth and surround, wood effect flooring, door to kitchen and UPVC double glazed French doors to side.

#### Kitchen

14'10 x 6' (4.52m x 1.83m)

UPVC double glazed window, UPVC double glazed frosted window, central heating radiator, loft access, smoke alarm, gloss wall and base units, granite effect worktops, granite effect splash back, one and half bowl stainless steel sink with draining board and high spring mixer tap, integrated oven, four ring electric hob, extractor hood, plumbing for washing machine, space for fridge freezer, wood effect flooring, door to WC and UPVC double glazed French door to garden room.

#### WC

6'8 x 2'7 (2.03m x 0.79m)

Dual flush WC and wood effect flooring.

#### Garden Room

11'4 x 7'5 (3.45m x 2.26m)

Two UPVC double glazed windows, wood effect flooring, door to store room and UPVC double glazed door to side.

#### Store Room

7'2 x 6'2 (2.18m x 1.88m)

Wood effect flooring.

### First Floor

#### Landing

5'10 x 5'3 (1.78m x 1.60m)

UPVC double glazed frosted window, smoke alarm and doors to two bedrooms and bathroom.

#### Bedroom One

13'8 x 13'6 (4.17m x 4.11m)

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

#### Bedroom Two

12'4 x 10'9 (3.76m x 3.28m)

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



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