



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		68	
(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.

## Gaghills Terrace, Rossendale, BB4 9BA

### £750

A FANTASTIC TWO BEDROOM MID TERRACED PROPERTY

We are proud to present this spacious two bedroom mid terraced property in Rossendale. Boasting neutral decoration throughout, original features, spacious living accommodation, and two double bedrooms, this property should not be missed! Located in close proximity to local schools, and amenities as well as being in close proximity to major commuter and motorway links, this property would ideally be suited to a professional couple or small family.

Comprising briefly; entrance via the front door to a sizable reception room. The reception room leads to an inner hall which houses stairs to the first floor and a door leading to the kitchen. The kitchen has a door leading to the cellar and a door leading to the rear. The first floor comprises of a welcoming landing which has doors leading to two double bedrooms and a three piece family bathroom. The master bedroom has an additional storage cupboard. Externally, to the front there is a shared access pathway for the street. To the rear, there is an enclosed yard.

For further information, or to arrange a viewing, please contact our Lettings team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

# Gaghills Terrace, Rossendale, BB4 9BA

£750



- Mid Terrace Property
- Spacious Rooms
- Enclosed Yard to Rear
- EPC Rating D
- Two Bedrooms
- Contemporary Fitted Kitchen
- Tenure Leasehold
- Three Piece Bathroom
- Neutral Decoration
- Council Tax Band A

## Ground Floor

### Reception Room

13'11 x 13'4 (4.24m x 4.06m )

Hardwood front door, UPVC double glazed window, central heating radiator, original gas fire place, coving and door to inner hall.

### Inner Hall

3'4 x 3'1 (1.02m x 0.94m )

Smoke detector, stairs to first floor and door to kitchen.

### Kitchen

12'10 x 10'6 (3.91m x 3.20m)

UPVC double glazed window, central heating radiator, mix of wall and base units, wood effect surfaces, tiled splashbacks, stainless steel sink and drainer with traditional taps, integrated electric oven with four ring hob, plumbing for washing machine, spotlights, Alpha boiler, wood effect lino flooring, door to stairs to cellar and door to rear.

## First Floor

### Landing

7 x 3'9 (2.13m x 1.14m)

Central heating radiator, smoke detector loft access, doors leading to two bedrooms and bathroom.

### Bedroom One

13'4 x 10'7 (4.06m x 3.23m)

UPVC double glazed window, central heating radiator, coving and door to storage cupboard.

### Bedroom Two

13'4 x 9'3 (4.06m x 2.82m )

UPVC double glazed window and central heating radiator.

### Bathroom

8'10 x 6'9 (2.69m x 2.06m )

UPVC double glazed frosted window, central heating radiator, panel bath with traditional taps and direct feed shower, dual flush WC, pedestal wash basin with traditional taps, tiled elevations and marble effect lino flooring.

## Exterior

### Rear

Enclosed yard.



Tel: 01282507250

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)