



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			
(81-91) B		77	78
(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.

Burnley Road, Rossendale, BB4 8AJ

£900

A DECEPTIVELY SPACIOUS APARTMENT SET OVER TWO FLOORS IN THE HEART OF CRAWSHAWBOOTH

Keenans are proud to bring to the market this deceptively spacious two bedroom apartment set over two floors in the highly regarded town of Crawshawbooth. Boasting a bright and airy living room, spacious open plan kitchen diner, two double bedrooms with an en suite shower room in one. As well as a three piece bathroom. Situated conveniently close to bus routes, well regarded schools and amenities, as well as motorway links.

The property comprises briefly; entrance via a communal lobby an up to the first floor to a welcoming entrance hallway which has spiral stairs leading to the first floor and doors providing access to the reception room, bedroom, bathroom and storage cupboard. The reception room is spacious, bright and open plan with the kitchen diner. The first floor landing has doors to a storage cupboard and second bedroom which leads through to the en suite shower room.

View early to avoid disappointment! Contact our 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 @keenansstateagents

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- Tenure Leasehold
- Council Tax Band B
- EPC Rating C
- On Street Parking
- Spacious Two Bedroom Apartment Property
- Open Plan Kitchen/Diner Flowing Through To The Living Space
- Three Piece Bathroom Suite And En Suite
- Close Proximity To Local Amenities
- Easy Access To Major Network Links

Ground Floor

Entrance

Communal entrance via a hard wood door to hallway.

Hallway

13'11 x 10'10 (4.24m x 3.30m)

Spotlights, doors to reception room, bedroom one, spiral staircase to first floor and door to bathroom.

Reception Room

13'9 x 13'2 (4.19m x 4.01m)

Hard wood double glazed window, central heating radiator, television point and open access to kitchen/diner.

Kitchen/Diner

13'3 x 12'1 (4.04m x 3.68m)

Hard wood double glazed windows, central heating radiator, wood panelled wall and base units, laminate work tops, single oven, four ring gas hob, tiled splash back, extractor hood, stainless steel one and a half sink and drainer with mixer tap, fridge and freezer, spotlights, part tiled elevation and laminate flooring.

Bathroom

9'11 x 6'4 (3.02m x 1.93m)

Central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, shave point, panelled bath with mixer tap and direct feed shower spotlights, part tiled elevation and tiled flooring.

Bedroom One

13'11 x 11' (4.24m x 3.35m)

UPVC double glazed window and central heating radiator.

First Floor

Landing

9'11 x 7'5 (3.02m x 2.26m)

UPVC double glazed window, doors to bedroom two and airing cupboard.

Bedroom Two

16'3 x 9'4 (4.95m x 2.84m)

Velux window, central heating radiator, door to storage and door to en suite.

En Suite

10'11 x 5'8 (3.33m x 1.73m)

Velux window, central heating towel rail, dual flush WC, wall mounted wash basin with mixer tap, direct feed shower, part tiled elevation, spotlights and laminate flooring.

