pearson ferrier®

11 MELBOURNE STREET
Rossendale, BB4 9AU
£850

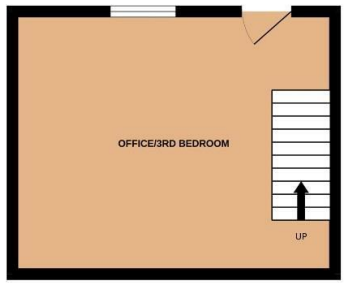
11 MELBOURNE STREET

Property at a glance

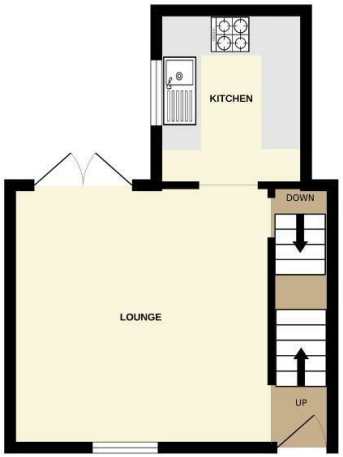
- Quiet location
- Three bedrooms
- New kitchen
- New bathroom

Melbourne Street in Waterfoot, is a well presented, spacious stone built two bedroom end terrace with a large basement room which can be used as a home office/gym or 3rd bedroom. The house is a short walk to the town centre and is within easy reach of Rawtenstall as well as local transport links. The property is double glazed and warmed by gas fired central heating, briefly comprising, entrance hallway, living room, kitchen with intregrated fridge/freezer and dishwasher. The first floor includes two bedrooms and family bathroom. In the basement is a large room which can be also be utilised and has access to the rear of the property. Outside there is small yard to the rear of the property.
EPC: TBC
Council Tax: A
A holding deposit equivalent to 1 weeks rent is required on application

BASEMENT
216 sq.ft. (20.0 sq.m.) approx.



GROUND FLOOR
282 sq.ft. (26.2 sq.m.) approx.



1ST FLOOR
274 sq.ft. (25.5 sq.m.) approx.

TOTAL FLOOR AREA : 772 sq.ft. (71.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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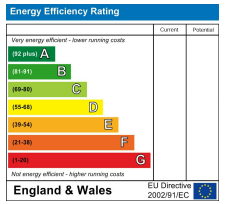

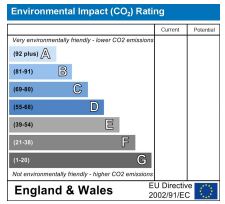

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