



FARDELLA
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16 Rossendale Road, Burnley
£115,000



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Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Mid Terraced - 2 Bedrooms
- Gas Central Heating
- uPVC Double Glazing
- Rear Yard Space
- Two Reception Rooms
- Sought-after Burnley location, close to local amenities
- Modern fitted kitchen with integrated oven and hob
- Leasehold - 999 Years - £5 Annual Ground Rent



Entrance Hallway

The entrance hallway sets a welcoming tone with its neutral décor and light, airy feel. A glazed internal door with decorative detailing allows natural light to flow through, creating a bright first impression. Stylish wood-effect flooring complements the fresh white walls, while the staircase, fitted with plush carpet, leads to the first floor.

Living Room

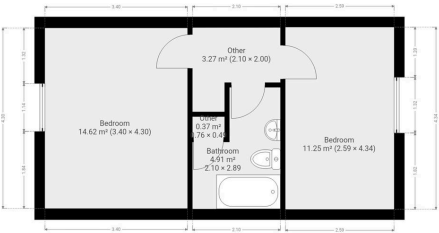
Filled with natural light from the large bay window, the front living room is a bright and welcoming space, ideal for relaxing or entertaining. The focal point of the room is the feature fireplace with a contemporary surround and inset gas fire, coving to the ceiling, laminate flooring and main light point.

Rear Reception Room

The rear reception room is a versatile second living space, perfect as a formal dining room, family lounge or home office. A striking navy feature wall with inset fireplace opening and TV mount creates a stylish focal point, while the neutral décor and plush carpeting add comfort and warmth. The room benefits from a good-sized window to the rear, filling the space with natural light, fitted carpet, lighting point, radiator and an under stairs storage solution.

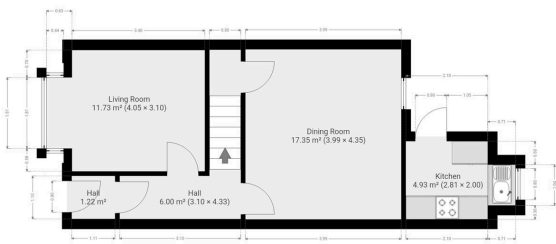
Kitchen

The kitchen is presented in a modern, galley-style design with a range of sleek cream gloss units complemented by wood-effect worktops and tiled splashbacks. Well-planned and practical, it features an integrated oven with gas hob and over head extractor point, along with space and plumbing for appliances. A window to the rear allows in natural light, while spotlights add a contemporary finish. Compact yet functional, this kitchen offers everything needed for everyday cooking



Total Property Area: approx - 75.6 Sq Meters (813.75 Sq Feet)

This floor plan is for illustrative purposes only. It is not to scale. Any measurements, floor areas (including any rear floor area), openings and orientation are approximate. No claims are guaranteed. This contract must apply for any purposes and they do not form part of any agreement. The liability is taken for any error.



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Bedroom One

Positioned at the front of the property, the main bedroom is a generous double with a fitted carpet, light point and radiator.

Bedroom Two

Situated to the rear of the property, this second double bedroom is bright and neutrally decorated, making it a versatile space ready to suit a range of uses. Inclusive of a fitted carpet, radiator and light point,

Bathroom

The bathroom has been upgraded with a stylish, contemporary finish, featuring large grey wall tiles and modern fittings throughout. A P-shaped bath with overhead shower and glass screen offers the best of both worlds, while the white pedestal wash basin and push button WC complete the suite. A chrome heated towel rail adds a practical touch, and recessed spotlights provide a sleek, modern ambience.





Fardella & Bell Estate Agents

143 Burnley Road,, Padiham – BB12 8BA

01282 968 668 • info@fbestateagents.co.uk • fbestateagents.co.uk/



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