



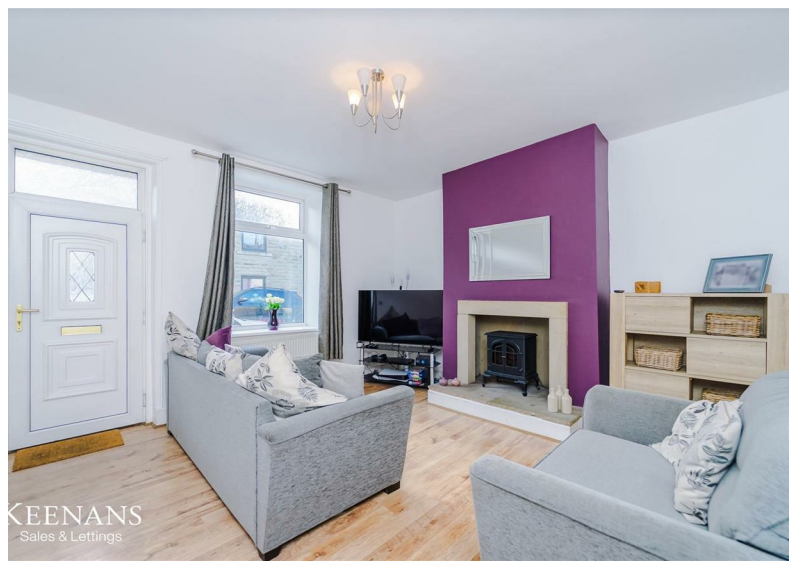
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Sales & Lettings

**Spring Street, Rossendale, BB4 8BP**  
**Auction Guide £110,000**

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# Spring Street, Rossendale, BB4 8BP

## Auction Guide £110,000



### Ground Floor

#### Entrance

UPVC double glazed frosted door to reception room.

#### Reception Room

13'11 x 13'10 (4.24m x 4.22m)

UPVC double glazed window, central heating radiator, stone fireplace, television point, wood effect laminate flooring and door to inner hall.

#### Inner Hall

4'2 x 2'8 (1.27m x 0.81m)

Wood effect laminate flooring, doors to kitchen/diner and stairs to first floor.

#### Kitchen/Diner

13'10 x 12'8 (4.22m x 3.86m)

UPVC double glazed window, central heating radiator, range of wood effect wall and base units, granite effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, integrated electric double oven with four ring gas hob and extractor hood, space for fridge freezer, spotlights, smoke alarm, tiled floor, doors to utility room and stairs to lower ground floor.

#### Utility Room

13'3 x 5' (4.04m x 1.52m)

Two UPVC double glazed frosted window, central heating radiator, plumbed for washing machine, tiled effect lino and UPVC double glazed frosted door to rear.

### Lower Ground Floor

#### Cellar

13'7 x 13'6 (4.14m x 4.11m)

Power and lighting.

### First Floor

#### Landing

8'9 x 6' (2.67m x 1.83m)

Central heating radiator, smoke alarm, doors to two bedrooms, bathroom and stairs to second floor.

### Bedroom One

13'11 x 13'10 (4.24m x 4.22m)

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

### Bedroom Two

8'10 x 8' (2.69m x 2.44m)

UPVC double glazed window and central heating radiator.

### Bathroom

9'1 x 5'8 (2.77m x 1.73m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, P shaped panel bath with mixer tap, electric feed shower, dual flush WC, pedestal wash basin with mixer tap, tiled elevation, spotlights and granite effect vinyl flooring.

### Second Floor.

### Bedroom Three

14'2 x 11'10 (4.32m x 3.61m)

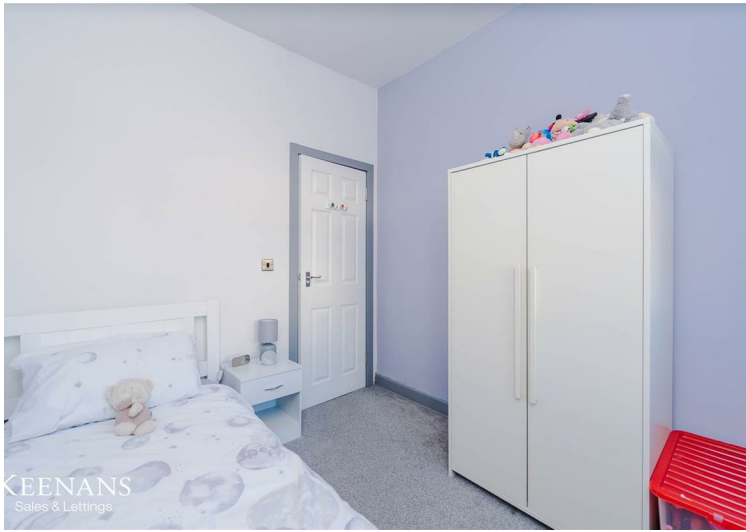
Two Velux windows, central heating radiator and eave storage.

### External

#### Rear

Enclosed paved yard with outbuilding and gate to shared access road.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		80
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	50	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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