



**ROCKCLIFFE STREET, ROSSENDALE, BB4 8HD**



- Available to Rent Now
- Two Bedroomed Terraced
- Recently Redecorated
- Sizeable Rear Courtyard
- Convenient Location
- 5 Weeks Rent Deposit
- EPC Rating D
- Council Tax Band A



**£825 PCM**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Conveniently located for the wide ranging amenities of Rosssdale, this well presented two bedroom end stone terraced house enjoys pleasant views to the front and will make a lovely home for those looking for long-term tenancy. The accommodation has recently been redecorated and is very well presented. Briefly comprising; entrance vestibule, lounge, fitted kitchen, two bedrooms and a bathroom with three-piece suite. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Vestibule** Double glazed door to the front elevation leading into the vestibule tiled floor. Door leading into the lounge.

**Lounge** 13' 9" x 13' 5" (4.2m x 4.1m) Double glazed window to the front elevation. Radiator. Meter cupboard. Stairs lead off to the first floor landing.

**Kitchen** 13' 9" x 7' 7" (4.2m x 2.3m) Door and double glazed window to the rear elevation. Range of white base units with contrasting work surfaces and matching wall mounted cabinets. Tiled splashback. Inset sink and drainer. Four ring ceramic hob with electric oven and extractor fan. Plumbed for washing machine. Under stairs storage.

**First Floor Landing** Stairs lead off the lounge to the first floor landing. Loft access. Useful storage area.

**Bedroom 1** 14' 1" x 9' 6" (4.3m x 2.9m) Double glazed window to the front elevation. Radiator.

**Bedroom 2** 8' 2" x 7' 7" (2.5m x 2.3m) Double glazed window to the rear elevation. Radiator.

**Bathroom** Three piece suite comprising bath with shower and screen over, pedestal wash handbasin and close coupled WC. Radiator.

**Externally** The property is pavement fronted but enjoys a good sized rear courtyard area with ample room for seating. There are two useful storage areas also to the rear.

**Price** £825 PCM

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**Council Tax** The property is situated in Lancashire and is therefore liable for Lancashire Council Tax. The property is A rated which is at an approximate annual cost of £1,616 (at the time of writing).

**Holding Deposit** A holding deposit will be required to be paid to Cardwells Estate Agents, the holding deposit is 1 weeks rent = (monthly rent x 12 /52) terms and conditions apply.

**Deposit** A deposit of 5 weeks rent is payable and will be lodged via the Deposit Protection Scheme, more information can be found at [www.depositprotection.com](http://www.depositprotection.com)

**Disclaimer** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd"

