



**605 Burnley Road, Rossendale
Lancashire BB4 8AN**

Offers Over £165,000

NEW TO THE MARKET! Superb 3 Double Bed Stone Terrace with Garden in centre of Crawshawbooth Village. Perfect First Home or Buy-to-Let, On X43 Bus Route. CALL TODAY !



Burnley Road, Crawshawbooth is a spacious mid stone terrace property with 3 double bedrooms. Set within the sought after village of Crawshawbooth with restaurants and local shops right on the doorstep! Ideally positioned on the bus route to Manchester and Burnley, this property is perfectly located for commuters.

Offering accommodation over 4 floors the property boasts a good size lounge, recent kitchen with dining space and utility room on the ground floor. First floor has a spacious landing area with doors off to Bedroom 1 and 2 which are both double bedrooms and family bathroom. Stairs leading up to attic level with dormer window within bedroom 3 and access through to a study area and store, ideal for further development as an en-suite or walk in closet. The property also has a good size basement ideal for small workshop/store. To the rear is a patio yard and steps up to the rear garden.

The property is an ideal first home or buy-to-let investment property.

The property comprises : Entrance Vestibule, Lounge, Inner Hall, Dining/ Kitchen, Rear Hall, Utility Rooms, Basement, First Floor Landing, Bedrooms 1 & 2 and Family Bathroom. Second Floor, Bedroom 3, Office & Store. Outside is a Rear Yard and Elevated Rear Garden

***Prime Village Location *On X43 Bus Route to Manchester * Gas Central Heating**

Vestibule 3'7" x 3'5" (1.09m x 1.04m)	Bedroom 3 14'3" x 11'9" (4.34m x 3.58m)
Lounge 12'11" x 15'7" (3.94m x 4.75m)	Office 6'7" x 9'6" (2.01m x 2.90m)
Inner Hall 2'11" x 2'11" (0.89m x 0.89m)	Store 6'7" x 4'11" (2.01m x 1.49m)
Kitchen/Breakfast Room 14'8" x 11'4" (4.47m x 3.45m)	Rear Patio Yard
Rear Hall 4'10" x 2'11" (1.47m x 0.89m)	Rear Garden
Utility 5'0" x 6'0" (1.52m x 1.83m)	Agents Notes
Basement 11'6" x 6'7" (3.51m x 2.01m)	Disclaimer
Landing 13'9" x 5'3" (4.19m x 1.60m)	
Bedroom 1 12'9" x 14'7" (3.89m x 4.45m)	
Bedroom 2 8'9" x 9'4" (2.67m x 2.84m)	
Bathroom 8'9" x 4'11" (2.67m x 1.50m)	
2nd Landing	

