



## Hayes Buildings, Rossendale, BB4 6RG

£895


A SUPERB TWO BEDROOM PROPERTY IN A SOUGHT AFTER AREA OF ROSSENDALE

We are delighted to introduce to the market this immaculate two bedroomed home. Situated in a sought after location in Rossendale which is a short drive to the town centre, is close to well regarded schools, is near local amenities and is close to accessing commuter links. Perfect for a couple or small family. This property has a spacious open plan kitchen and living room, two bedrooms, a beautiful three piece bathroom suite and an enclosed garden to the front of the property.

The property comprises briefly; A welcoming entrance to the open plan kitchen and living room which has stairs leading to the first floor and a door providing access to the cellar. The kitchen is fitted with modern wall and base units. To the first floor there is a landing with doors providing access to two bedrooms and a three piece bathroom suite.

Externally, to the front of the property there are two enclosed gardens, one which has a laid to lawn area.

Viewings can be arranged by calling our lettings team, at your earliest convenience

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	54		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Two Bedrooms
- Outdoor Garden Space
- EPC Rating E
- Off Road Parking
- Fully Fitted Kitchen
- Council Tax Band A
- Open Plan Living
- Excellent Transport and Commuter Links
- Close Proximity to Local Amenities

## ENTRANCE

Enter via a wooden front door to open planned.

## KITCHEN/LIVING ROOM

19'01 x 17'01 (5.82m x 5.21m)

2x UPVC double glazed windows, central heated radiator, wood wall + base units, ceramic sink + drainer, mixed tap, 4 ring electric hob, oven, space for fridge/freezer, media points, wood effect flooring, spotlights, stairs to first floor, door to cellar and extractor fan.

## LANDING

11'02 x 6'04 (3.40m x 1.93m)

Central heated radiator, access to attic, doors to bedroom1 + bedroom2 and door to bathroom.

## BEDROOM ONE

10'08 x 10'00 (3.25m x 3.05m)

UPVC double glazed windows, central heated radiator and carpeted floor.

## BEDROOM TWO

10'06 x 7'03 (3.20m x 2.21m)

UPVC double glazed windows, central heated radiator and carpeted floor.

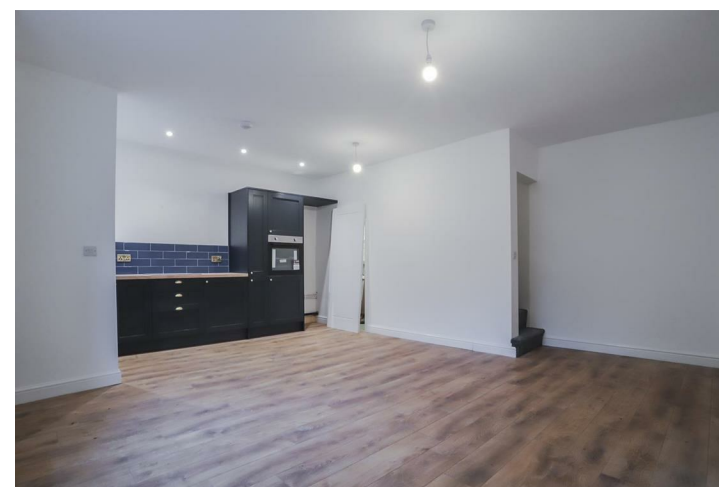
## BATHROOM

8'08 x 5'07 (2.64m x 1.70m )

Central heated radiator, 3 piece suite, panelled bath, mixed tap, overhead rainfall shower, storage, tiled floor and extractor fan.

## EXTERNAL

2 enclosed gardens



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