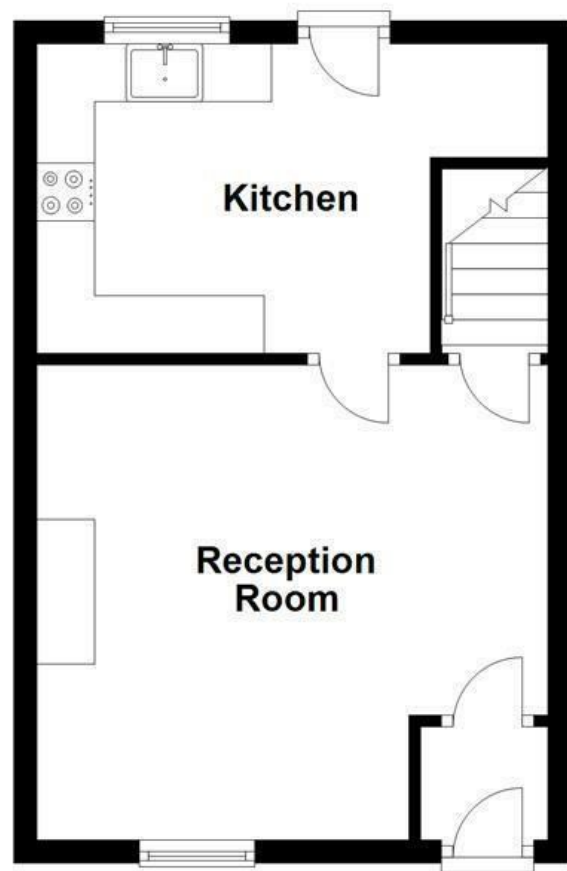
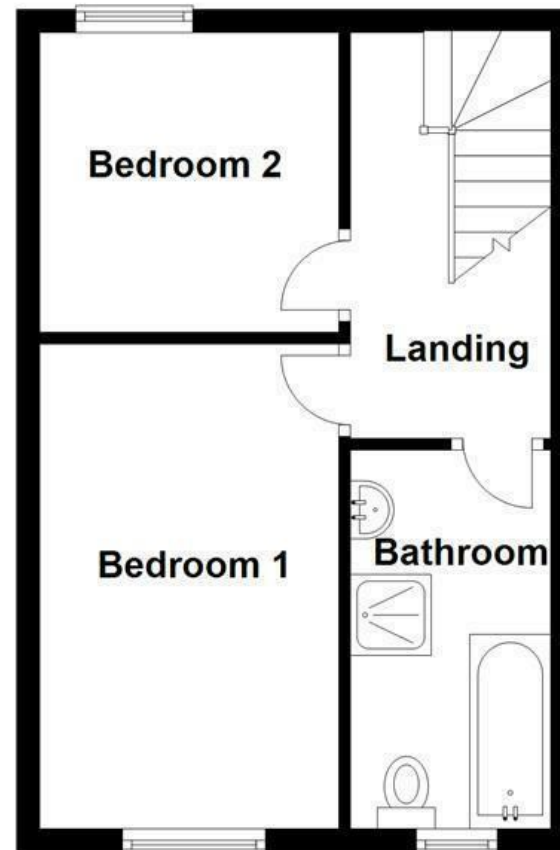


Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(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.

Burnley Road East, Rossendale, BB4 9HU

£695 Per Month

A BRIGHT TWO BEDROOM MID TERRACE PROPERTY

We are delighted to introduce to the rental market this lovely two-bedroom property, situated just a short drive away from the town centre where there are ample shops and eateries, with commuter links to Burnley, Bacup and Rawtenstall and is also close to well-regarded schools. This property has just undergone a mini refurb and would be ideal for a small family or couple.

The property comprises briefly; a welcoming entrance to the living room which has a door providing access to the stairs leading to the first floor as well as a door to the Kitchen. The bright and airy kitchen has a great under stair area suitable for extra storage or for a fridge freezer and a door to the rear yard. To the first floor there is a landing, with doors providing access to two bedrooms and a four-piece bathroom suite.

Externally, to the rear of the property there is shared access path with steps leading to a raised garden.

To book a viewing or for further information please contact our Lettings team.

Burnley Road East, Rossendale, BB4 9HU

£695 Per Month

 2  1  1  D

- Viewing Essential
 - Bathroom with four piece suite
 - Close Proximity To Local Amenities
- Modern Fitted kitchen
 - Spacious Reception Room
 - Excellent Transport Links
- Two Good Size bedrooms
 - Popular Location

GROUND FLOOR

Entrance

Entrance via UPVC door leading to vestibule

Vestibule

3"7 x 3"3 (0.91m2.13m x 0.91m0.91m)

Single glazed window with a door leading to the living room

Reception Room

14"6 x 13"8 (4.27m1.83m x 3.96m2.44m)

UPVC double glazed window, smoke alarm, central heating radiator, electric and gas meters, stairs leading to the first floor with a door to the kitchen and TV point

Kitchen

10"1 x 8"9 (3.05m0.30m x 2.44m2.74m)

UPVC double glazed windows, stainless steel sink, drain and mixer tap, oven, space for a fridge/freezer, four ring gas hob, laminate wall and base units, laminate work top, extractor fan, Worcester boiler, spotlights, partially tiled elevations, tiled floor, UPVC door to rear garden, breakfast bar and stairs to the first floor

FIRST FLOOR

Landing

10"9 x 5"9 (3.05m2.74m x 1.52m2.74m)

Smoke alarm, central heating radiator, doors to 2 bedrooms and bathroom

Bedroom One

13"9 x 8"6 (3.96m2.74m x 2.44m1.83m)

UPVC double glazed window, central heating radiator and laminate floor

Bedroom Two

8"4 x 7"9 (2.44m1.22m x 2.13m2.74m)

UPVC double glazed window, central heating radiator and laminate floor

Bathroom

10"9 x 6 (3.05m2.74m x 1.83m)

UPVC double frosted window, central heating radiator, standard panel bath with traditional taps, WC, direct feed shower, pedestal wash basin with traditional taps, spotlights and vinyl floor

EXTERNAL

Front

On street parking

Rear

Shared access path with steps leading to a raised garden

AGENTS NOTES

Council Tax Band A and EPC Rating D

