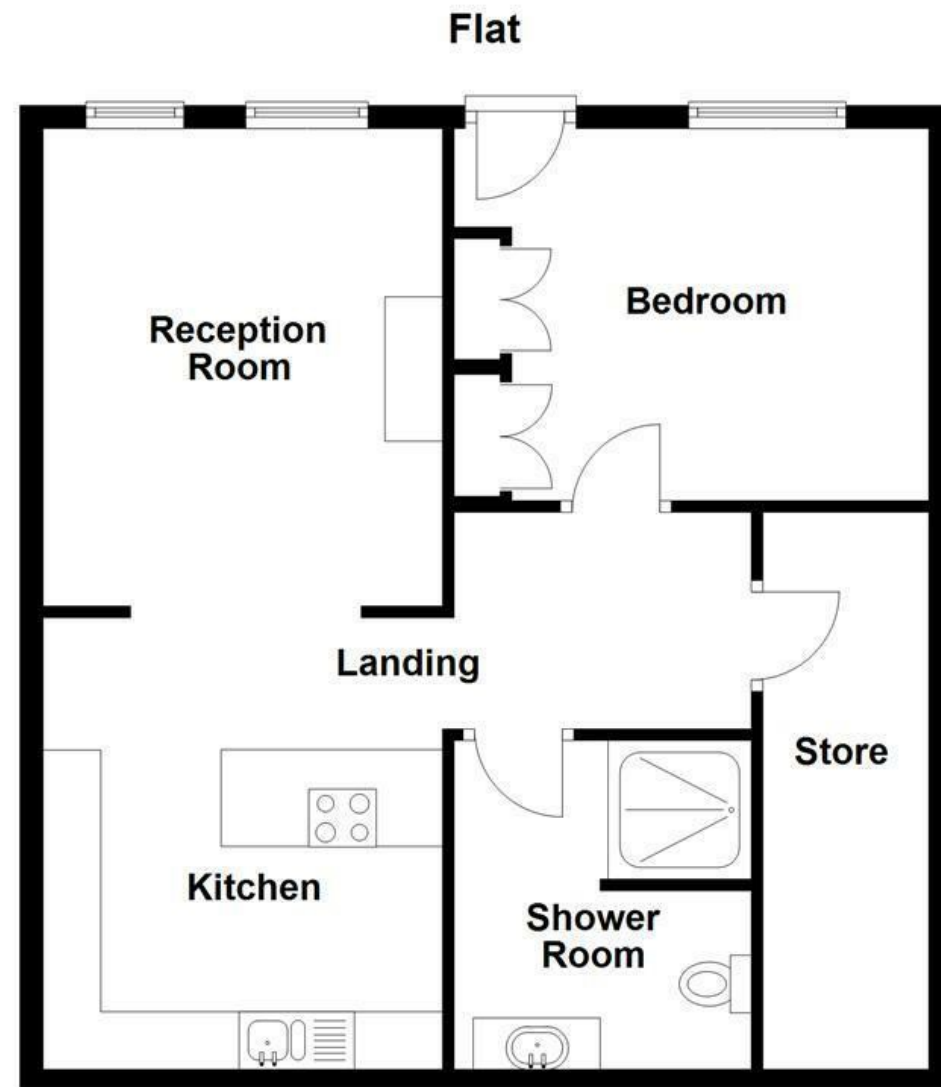




Burnley Road East, Rossendale, BB4 9LB

£795

A ONE BEDROOM LOWER GROUND FLOOR APARTMENT WITH BILLS INCLUDED*

Having recently undergone a full renovation this exceptional one bedroom property is being proudly welcomed to the rental market in the desirable location of Whitewell bottom within Rossendale. This self contained flat is located within the lower ground floor of the main Burnley Road East property. Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Rawtenstall, Bacup and Manchester. The lower ground floor flat benefits from a spacious living area, contemporary fitted kitchen, double bedroom, shower room and store room.

*Water, gas, electricity and WIFI costs of £100.00. The tenant will be responsible for the council tax bill.

**There is no access to the garden of the main house for the tenant.

Viewings can be arranged by calling our Lettings team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	82
(55-68) D		
(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.

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£795

 1  1  1  C

- Council Tax Band A
 - Three Piece Shower Room
 - Excellent Transport Links
- One Bedroom Lower Ground Floor Flat
 - Store Room
 - Close Proximity to Local Amenities
- Modern Fitted Kitchen
 - Sought After Location
 - EPC Rating C

Lower Ground Floor

Reception Room

13'7 x 11'2 (4.14m x 3.40m)

Two UPVC double glazed windows, central heating radiator, feature wall light, smoke detector, exposed brick fireplace with integrated alcove storage, spotlights, lino flooring and open to kitchen.

Kitchen

11'3 x 9'4 (3.43m x 2.84m)

Central heating radiator, range of mixed panelled wall and base units with solid wood work surfaces, composite one and a half bowl sink and drainer with mixer tap, integrated electric oven with four ring induction hob and extractor hood, integrated fridge freezer, integrated washing machine, breakfast bar, feature wall light, smoke detector, spotlights, lino flooring and open to inner hall.

Inner Hall

8'4 x 5'7 (2.54m x 1.70m)

Central heating radiator, integrated storage, smoke detector, doors leading to bedroom and shower room.

Bedroom

13'6 x 10'7 (4.11m x 3.23m)

UPVC double glazed window, central heating radiator, smoke detector, spotlights, two feature wall lights, fitted wardrobes and UPVC double glazed door to rear.

Shower Room

8'5 x 7'5 (2.57m x 2.26m)

Central heating radiator, vanity top wash basin with mixer tap, dual flush WC, walk-in double direct feed rainfall shower with rinse head, tiled elevations, spotlights, extractor fan and lino flooring.

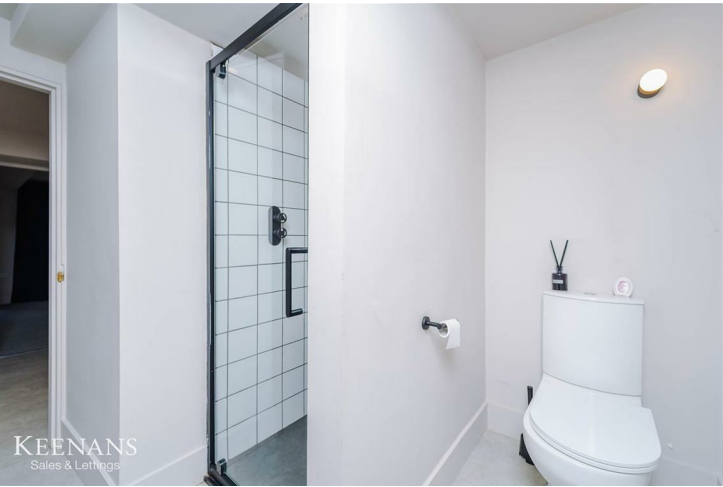
Store Room

15'11 x 4'3 (4.85m x 1.30m)

Power and lighting.

External

Access to the lower ground floor flat, is down the side of the main property, down the stairs to the entrance. Access to the garden is not available to the tenant.



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