

Ground Floor

Approx. 44.7 sq. metres (481.1 sq. feet)

First Floor

Approx. 37.3 sq. metres (401.4 sq. feet)

Total area: approx. 82.0 sq. metres (882.5 sq. feet)

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		
(81-91) B		
(69-80) C		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Rossendale Road, Burnley, BB11 5DH

£110,000

AN ENVIABLE TWO BEDROOM MID TERRACE PROPERTY

Situated in a convenient location in the heart of a popular area of Burnley, this two-bedroom, mid-terrace home is being welcomed to the property market. Providing easy access to Burnley town centre as well as major commuter routes along the M65 and A56 network links, the property is ideally suited for a professional couple or first time buyer looking for a neutrally finished home that is ready to move straight in to!

The property comprises briefly, to the ground floor; entrance through the vestibule to a welcoming hallway with stairs leading to the first floor and doors providing access to two deceptively spacious reception rooms. The second reception room provides access to the contemporary fitted kitchen with door to the rear yard. To the first floor is a landing with doors leading to two bedrooms and a three-piece bathroom suite. Externally the property boasts an enclosed rear yard with outbuilding and gate to a shared access road. The front of the property has a small garden.

For further information, or to arrange a viewing, please contact our Burnley team at your earliest convenience.

Rossendale Road, Burnley, BB11 5DH

£110,000



- Mid Terrace Property
 - Well Presented
 - Two Reception Rooms
- Two Bedrooms
 - Convenient Location
 - Ideal First Time Buy
- Modern Fitted Kitchen
 - Three Piece Bathroom
 - Enclosed Rear Yard

Ground Floor

Entrance

Composite frosted door to the vestibule.

Vestibule

3'10" x 3'4" (1.19 x 1.04)

Cornice coving to the ceiling, dado rail and a door to the hallway.

Hallway

9'1" x 3'4" (2.77 x 1.04)

Central heating radiator, cornice coving to the ceiling, stairs to the first floor and doors leading to two reception rooms.

Reception Room One

10'11" x 10'2" (3.35 x 3.10)

UPVC double glazed bay window, a Radiant fire with a tiled hearth and surround, cornice coving to the ceiling, two feature wall lights.

Reception Room Two

14'11" x 13'6" (4.55 x 4.14)

UPVC double glazed window, central heating radiator, dado rail, wall mounted black electric curved fire, door to under-stairs storage and a door to the kitchen.

Kitchen

9'10" x 7'6" (3.00 x 2.31)

Two UPVC double glazed windows, central heating radiator, a range of panelled wall and base units, oven with a four ring gas hob, extractor hood, tiled splash-backs, stainless steel sink, drainer and mixer tap, extractor fan, plumbing for a washing machine, space for a fridge freezer, wood effect flooring and UPVC double glazed door to the rear.

First Floor

Landing

Doors leading to the bathroom and to two bedrooms.

Bedroom One

13'1" x 10'5" (3.99 x 3.18)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

13'8" x 7'1" (4.17 x 2.18)

UPVC double glazed window, central heating radiator, dado rail and above stairs storage.

Bathroom

10'9" x 7'4" (3.28 x 2.26)

UPVC double glazed frosted window, central heated radiator, three piece suite comprises: low basin WC, vanity top wash basin with traditional taps, a wood panelled bath with mixer tap and rinse head, partial tiled elevations, tiled effect flooring and fitted storage with a Baxi boiler enclosed.

External

Front

Garden fronted.

Rear

Enclosed yard with an outbuilding for storage and a gate to a shared access road.



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