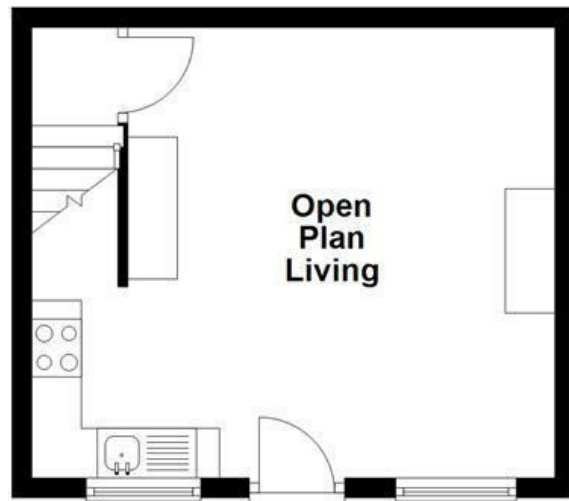
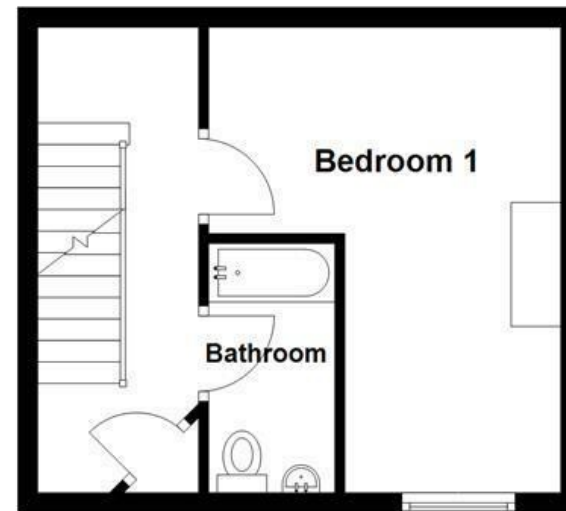


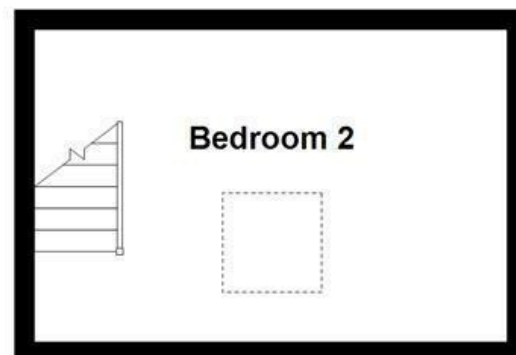
Ground Floor



First Floor



Second Floor



Stone Street, Rossendale, BB4 7BP

Offers Over £105,000

THE PERFECT FIRST TIME HOME

Situated back from the road sits this bright two bedroom home. The property has spacious interiors, a bright open plan kitchen and living room, two good sized bedrooms and a three piece bathroom suite. This property is perfect for a couple, first time buyer or small family. Located close to the town centre of Rawtenstall, near local amenities and just a short distance to well regarded schools.

The property comprises briefly, to the ground floor; entrance through to the open plan kitchen and living room which has doors providing access to the cellar and to the stairs to the first floor. The kitchen is fitted with modern wall and base units and is open to the living area. To the first floor there is a landing with stairs leading to the second floor and doors providing access to the main bedroom and the three piece bathroom suite.

View early to avoid disappointment! Contact our Rossendale team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansestateagents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(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.

Stone Street, Rossendale, BB4 7BP

Offers Over £105,000

 **2**  **1**  **1**  **D**

- Mid Terrace Property
 - Fitted Kitchen
 - On Street Parking
 - EPC Rating D
- Two Bedrooms
 - Open Plan Living
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Complete Blank Canvas
 - Council Tax Band A

Ground Floor

Entrance

Via composite front door to open plan kitchen/living area.

Kitchen/Living Area

17'4 x 14'11 (5.28m x 4.55m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with laminate worktops, tiled splashback, stainless steel sink and drainer with mixer tap, integrated oven with four ring electric hob and extractor hood, space for fridge freezer, plumbing for washing machine, spotlights, smoke alarm, open to living area, wall mounted electric fire, television point, door to stairs to first floor and cellar hatch.

First Floor

Landing

15' x 5'4 (4.57m x 1.63m)

Spotlights, stairs to second floor, doors to bedroom one, bathroom and storage cupboard.

Bedroom One

15'4 x 11'7 (4.67m x 3.53m)

UPVC double glazed window, storage heater and spotlights.

Bathroom

8'3 x 4'1 (2.51m x 1.24m)

UPVC double glazed frosted window, storage heater, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap with overhead electric feed shower, tiled elevations, spotlights and tiled effect flooring.

Second Floor

Bedroom Two

15'8 x 10'4 (4.78m x 3.15m)

Velux window, storage heater and smoke alarm.

External

Rear

Back to back - no garden.

