



Lench Street, Rossendale, BB4 7BW

£825 Per Calendar Month

A well-presented, two-bedroom, stone-built back-to-back mid-terrace home set over three floors, situated just off Townsend Street and the main Bacup Road in the popular residential area of Waterfoot, Rossendale.

Ideally located with easy access to a range of local amenities, Rawtenstall Grammar School, Waterfoot Primary School, and excellent transport links, the property also enjoys a pleasant setting with the countryside close by. The front of the property is not overlooked and benefits from street parking on the cobbled area.

The accommodation briefly comprises a spacious open-plan lounge and kitchen to the ground floor, with access to a useful cellar providing additional storage. The first floor offers a generous bedroom and a modern three-piece bathroom suite with a shower over the bath. A second double bedroom occupies the second floor.

The property benefits from gas central heating, uPVC double glazing throughout, and has been well maintained, making it an ideal home for a professional couple, small family, or individual.

Early viewing is highly recommended to appreciate the accommodation on offer and avoid disappointment.

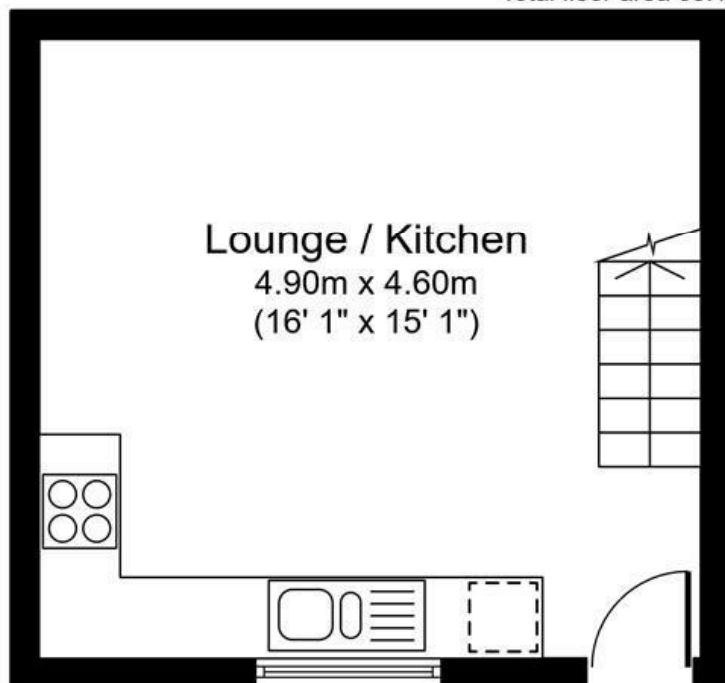
Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Tenants need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for let with the property. Please contact 01706 823 131 for further details.

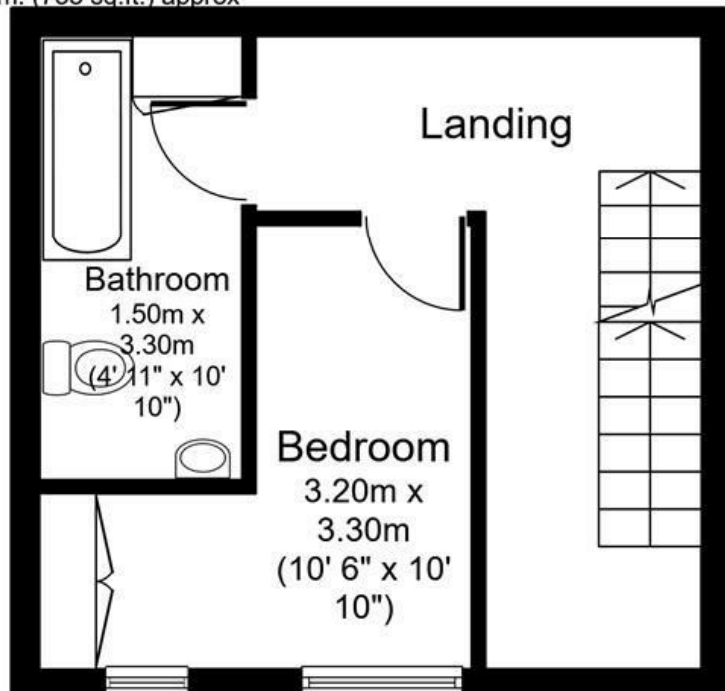
Viewing:

Viewing strictly by appointment through Lifestyle Sales and Lettings.

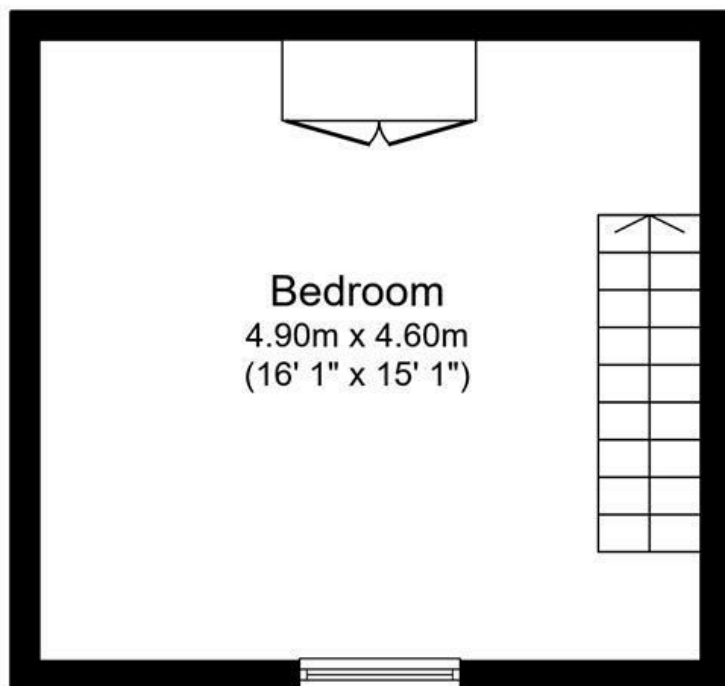
Total floor area 68.1 sq.m. (733 sq.ft.) approx



Ground Floor

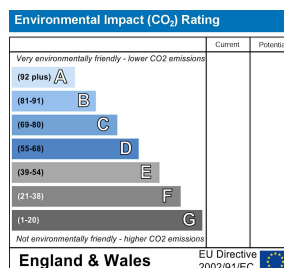
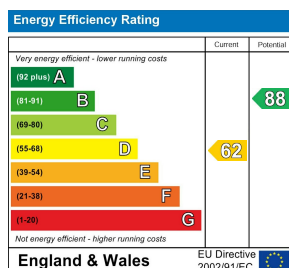


First Floor



Second Floor

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