




Total area: approx. 1110.4 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		85
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(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.

Sunnybank Street, Rossendale, BB4 5DQ

£925 Per Month

THREE BEDROOM TERRACE PROPERTY WITH CELLAR ROOM

Nestled in the heart of Haslingden, this charming mid-terrace house on Sunnybank Street is being welcomed to the rental market. With three well-proportioned bedrooms, this property is perfect for families or individuals looking for extra space. The inviting reception room provides a warm and welcoming atmosphere, ideal for both relaxation and entertaining guests.

The house features a modern fitted kitchen with central island and a three piece family bathroom, ensuring convenience for all daily routines. One of the standout features of this property is the decked yard, which offers a lovely outdoor space for enjoying the fresh air, hosting barbecues, or simply unwinding after a long day.

Situated in a vibrant community, residents will benefit from local amenities, schools, and parks, all within easy reach. This property presents an excellent opportunity for those looking to settle in a friendly neighbourhood. Don't miss the chance to make this delightful house your new rental home in Haslingden. For further information or to book a viewing please contact our Lettings team at your earliest convenience.

Sunnybank Street, Rossendale, BB4 5DQ

£925 Per Month



- Three Bedrooms
- Council Tax Band A
- Modern Fitted Kitchen with Island
- Mid Terrace Property
- Close Proximity to Local Amenities
- Cellar Room
- EPC Rating D
- Excellent Transport and Commuter Links
- Available Immediately

Ground Floor

Living Room

14'7" x 12'02" (4.45m x 3.71m)

UPVC double glazed entrance door, UPVC double glazed window, central heating radiator, feature fire place, wood effect laminate flooring and door to inner hall.

Inner Hall

3'00" x 2'06" (0.91m x 0.76m)

Wood effect floor, stairs to the first floor landing, smoke alarm, door to kitchen,

Kitchen

14'11" x 14'06" (4.55m x 4.42m)

UPVC double glazed window, central heating radiator, gloss wall and base units, laminate worktops, stainless steel sink with drainer and mixer taps, Belling double oven with seven ring gas hob and extractor hood over, integrated dishwasher, fridge/freezer, tiled floor, island and breakfast bar, part tiled elevations, door to utility room and cellar.

Utility Room

8'05" x 4'08" (2.57m x 1.42m)

UPVC double glazed window, laminate worktops, plumbing for washing machine, UPVC double glazed door to rear yard, tiled floor.

Lower Ground Floor

Cellar

14'07" x 12'07" (4.45m x 3.84m)

Wood single glazed window, storage room, gas and electric metre, fuse box.

First Floor

Landing

9'11" x 9'10" (3.02m x 3.00m)

Central heating radiator, doors to three bedrooms and bathroom, smoke alarm, access to attic.

Bedroom One

11'01" x 9'01" (3.38m x 2.77m)

UPVC double glazed window, central heating radiator, wood effect flooring.

Bedroom Two

14'00" x 5'10" (4.27m x 1.78m)

UPVC double glazed window, central heating radiator.

Bedroom Three

8'11" x 8'5" (2.72m x 2.57m)

UPVC double glazed window, central heating radiator and wood effect flooring.

Bathroom

16'00" x 5'0" (4.88m x 1.52m)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin with traditional taps, corner electric shower, panel bath with traditional taps, tiled floor, electric spotlights, ideal combination boiler.

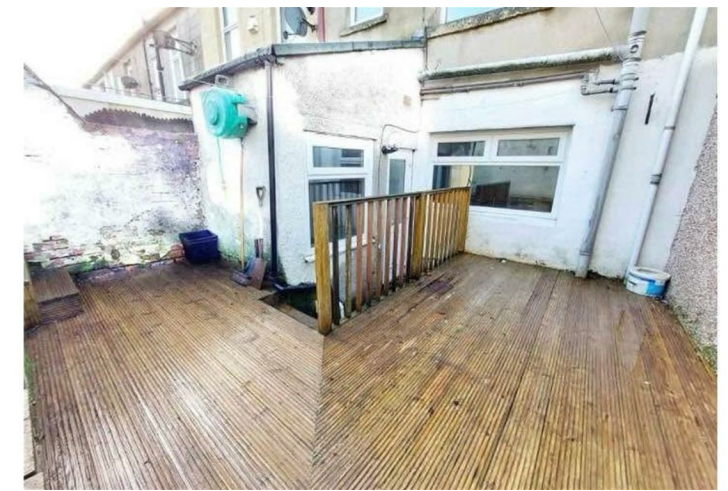
External

Front

On street parking.

Rear

Enclosed yard with decking.



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