



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(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.

Brookland Street, Rossendale, BB4 7JX

£900 Per Month

TWO BEDROOM END TERRACED PROPERTY

Nestled on Brookland Street in the charming area of Rossendale, this delightful end-terraced home is also being offered to the rental market. It offers a serene lifestyle with stunning views of the picturesque canal. Surrounded by nature, this property is perfect for those who appreciate the beauty of the outdoors while enjoying the comforts of modern living.

As you approach the home, you will find convenient on street parking at the front, ensuring ease of access. The rear garden is designed for low maintenance, allowing you to spend more time enjoying the tranquil surroundings rather than tending to upkeep.

Inside, the ground floor boasts a spacious reception room, ideal for both relaxation and entertaining. The large kitchen provides ample space for culinary pursuits, making it a wonderful hub for family gatherings or intimate dinners.

Venturing to the first floor, you will discover two well-proportioned bedrooms, each offering a peaceful retreat after a long day. The modern bathroom is thoughtfully designed, providing a stylish and functional space for your daily routines.

For further information or to book a viewing please contact our Lettings team at your earliest convenience.

*We have used AI on some photos to help you envisage your new rental home

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£900 Per Month



- Council Tax Band A
- Picturesque Views
- Fitted Kitchen/Dining Area
- Close Proximity to Local Amenities
- EPC Rating D
- Two Generously Sized Bedrooms
- Easy Access To Major Commuter Routes
- On Street Parking
- Modern Three Piece Bathroom Suite
- Sought After Location

Ground Floor

Entrance Hallway

5' x 3'2 (1.52m x 0.97m)

Composite double glazed entrance door, door to reception room and stairs to first floor.

Reception Room

13'8 x 14'1 (4.17m x 4.29m)

UPVC double glazed window, GCH radiator and door to kitchen.

Kitchen/Dining Area

13'8 x 9'5 (4.17m x 2.87m)

UPVC double glazed windows, GCH radiator, a range of wall and base units with complementary work surfaces, electric oven four ring gas hob with extractor hood over, stainless steel sink with drainer and mixer tap, tiled splash backs, space and plumbing with washing machine, door to under stairs storage, hard wood door to rear and tile effect flooring.

First Floor

Landing

7'2 x 4'11 (2.18m x 1.50m)

Doors to two bedrooms and bathroom.

Bedroom One

16'9 x 10'8 (5.11m x 3.25m)

Two UPVC double glazed windows and GCH radiator.

Bedroom Two

11'5 x 9'4 (3.48m x 2.84m)

UPVC double glazed window and GCH radiator.

Bathroom

7'8 x 7'6 (2.34m x 2.29m)

UPVC double glazed frosted window, chrome effect heated towel rail, three piece suite consisting of bath with mixer tap, direct feed shower over, dual flush W.C, wall hung sink with storage and mixer tap, fully tiled elevations and tiled flooring.

External

Front

On street parking.

Rear

Enclosed garden.



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