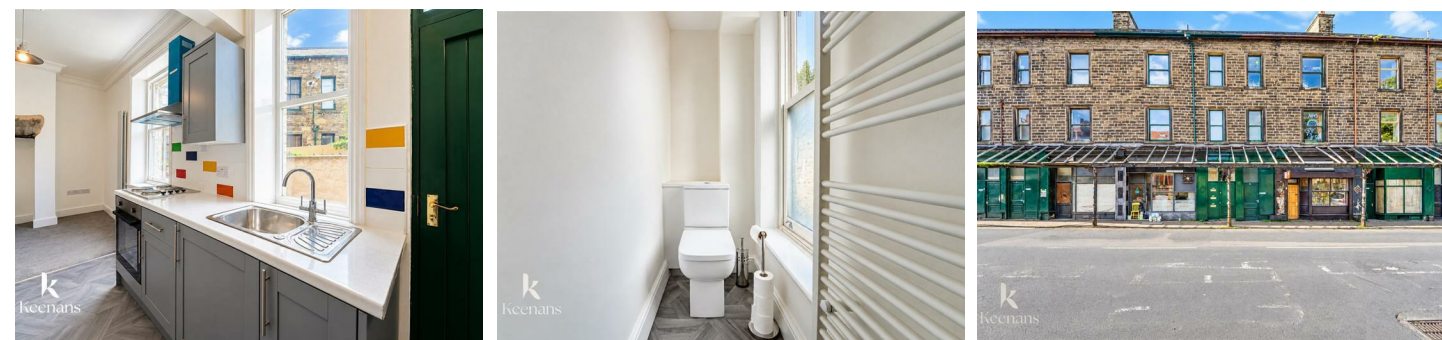
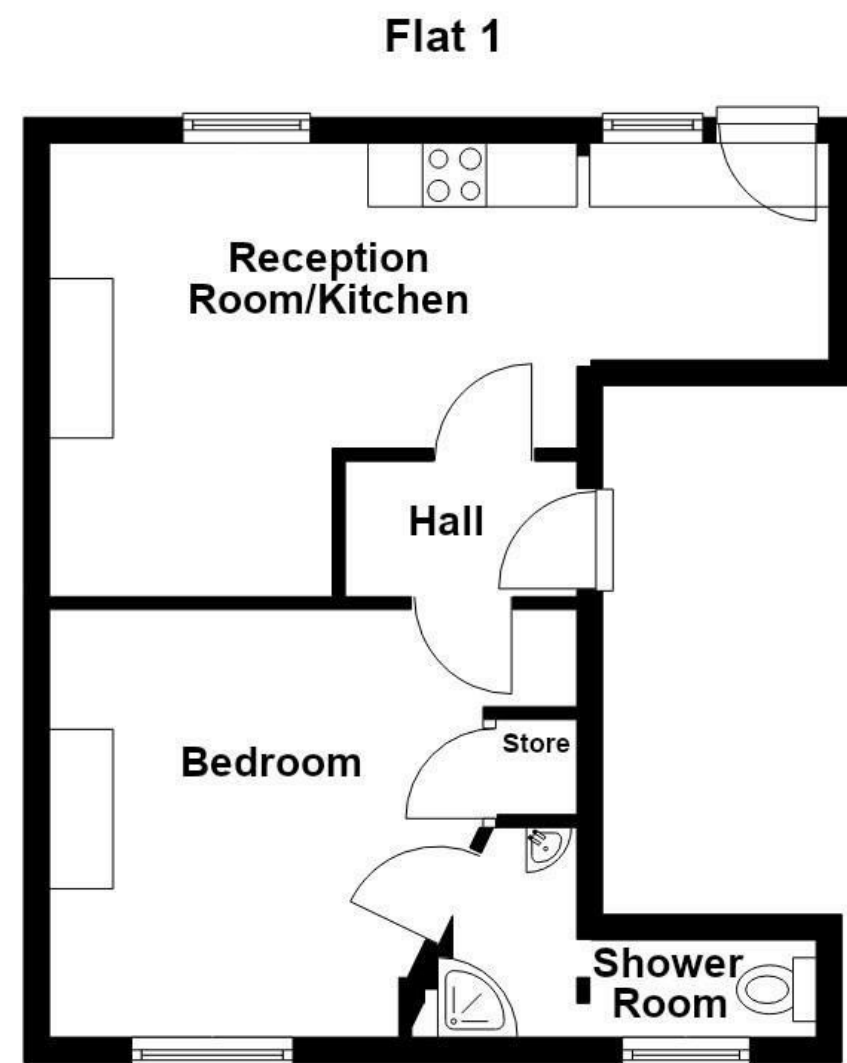




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		71
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Burnley Road East, Rossendale, BB4 9AF

£575 Per Month

A STUNNING ONE BEDROOM FLAT IN A GRADE II LISTED BUILDING

Nestled in the charming area of Waterfoot, this delightful one-bedroom flat on Burnley Road East offers a perfect blend of modern living and original character. Situated on the first floor, the apartment boasts a spacious reception room that invites natural light, creating a warm and welcoming atmosphere.

The bedroom is well-proportioned, providing a comfortable retreat for relaxation. The bathroom is conveniently located, ensuring ease of access for residents and guests alike. One of the standout features of this property is the access to a lovely roof top terrace, ideal for enjoying the fresh air or hosting small gatherings.

The flat retains several original Victorian features, adding a unique charm and character that is often sought after in modern properties. This combination of traditional elements with contemporary living makes it an appealing choice for those looking to settle in a vibrant community.

With its prime location in Waterfoot, residents will benefit from local amenities and transport links, making it an excellent option for those seeking a rental opportunity. This property is not just a flat; it is a place to call home, offering comfort and convenience in a picturesque setting.

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

Burnley Road East, Rossendale, BB4 9AF

£575 Per Month

 1  1  1  E

- Stunning One-Bedroom First-Floor Flat
 - Original Victorian Features Throughout
 - Desirable Waterfoot Location
 - Council Tax Band - A
- Spacious And Bright Reception Room
 - Lovely Rooftop Outdoor Access
 - Grade II Listed Building
- Well-Proportioned Double Bedroom
 - Modern Bathroom
 - EPC Rating - E

Flat

Hall

6'4 x 3'5 (1.93m x 1.04m)

Reception Room/ Kitchen

19'8 x 11'8 (5.99m x 3.56m)

Bedroom

13'7 x 11 (4.14m x 3.35m)

Shower Room

10'5 x 5 (3.18m x 1.52m)

External

Rear

Roof terrace.

