

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(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	

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Schofield Road, Rossendale, BB4 8SL

£950

AN ENVIABLE MID TERRACED PROPERTY

Offering spacious rooms, modern fixtures and fittings and neutral decoration, this outstanding three double bedroom mid terraced property is being proudly welcomed to the rental market in the desirable location of Rawtenstall. A stones throw away from all the ever popular market town centre, this property boasts south facing and not overlooked yard space, stunning views and added cellar space and is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Bury, Burnley and major motorway links. Having been presented and maintained to the highest standard throughout, this property benefits from two living areas, multi fuel burner and having been recently refurbished and re-plastered, this property is a fantastic home for any family or couple!

The property comprises briefly: a welcoming entrance hallway provides access through to two spacious reception rooms and houses a staircase to the first floor. The second reception room leads through to a contemporary fitted kitchen and staircase to the lower ground floor. The lower ground floor benefits from a fantastic fully equipped cellar. The first floor comprises of doors on to two double bedrooms, bathroom and staircase to the main bedroom. Externally there is an enclosed south-facing stone flagged yard to the rear which is not overlooked with enviable views over the valley. To the front there is a stone chip garden.

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

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- Tenure Freehold
- On Street Parking
- Sought After Location
- Easy Access To Major Network Links
- Council Tax Band A
- Viewing Essential
- Ample Rear Yard Space
- EPC Rating D
- Three Double Size Bedrooms
- Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC double glazed frosted door to vestibule.

Vestibule

3'4 x 3'2 (1.02m x 0.97m)

Dado rail, tiled floor and hard wood single glazed frosted leaded door to hall.

Hall

9'7 x 3'2 (2.92m x 0.97m)

Central heating radiator, dado rail, stone flag floor, doors to two reception rooms and stairs to first floor.

Reception Room One

10'5 x 10' (3.18m x 3.05m)

UPVC double glazed window, central heating radiator, cast iron multi fuel burner with stone hearth, exposed brick surround and chimney breast, oak mantle, television point and hard wood floor.

Reception Room Two

14'4 x 13'3 (4.37m x 4.04m)

Central heating radiator, television point, door to kitchen, door to stairs to lower ground floor and UPVC double glazed French doors to rear.

Kitchen

10'8 x 7'1 (3.25m x 2.16m)

UPVC double glazed box window, central heating radiator, range of white wall and base units, granite effect surface, stainless steel sink and drainer with high spout mixer tap, space for oven, fridge and freezer and washing machine, integrated dishwasher, Worcester boiler, spotlights, extractor fan and wood effect laminate flooring.

Lower Ground Floor

Cellar Room One

12'6 x 2'9 (3.81m x 0.84m)

Lighting, stone flag floor and open to cellar room two.

Cellar Room Two

9'8 x 9' (2.95m x 2.74m)

UPVC double glazed frosted window, power and lighting, stone flag floor.

First Floor

Landing

8'5 x 5'2 (2.57m x 1.57m)

Doors to two bedrooms, bathroom and stairs to second floor.

Bedroom Two

14'4 x 10' (4.37m x 3.05m)

UPVC double glazed window, central heating radiator, integrated shelving and over stairs storage.

Bedroom Three

11'1 x 8'9 (3.38m x 2.67m)

UPVC double glazed window, central heating radiator and under stairs storage.

Bathroom

7'8 x 5'2 (2.34m x 1.57m)

UPVC double glazed frosted window, central heating towel rail, three piece suite, dual flush WC, panel bath with mixer tap, overhead direct feed shower, vanity top wash basin with mixer tap, tiled elevation, spotlights, picture rail and tiled effect lino.

Second Floor

Bedroom One

18'3 x 14'2 (5.56m x 4.32m)

Velux window, central heating radiator, exposed beams and eave storage.

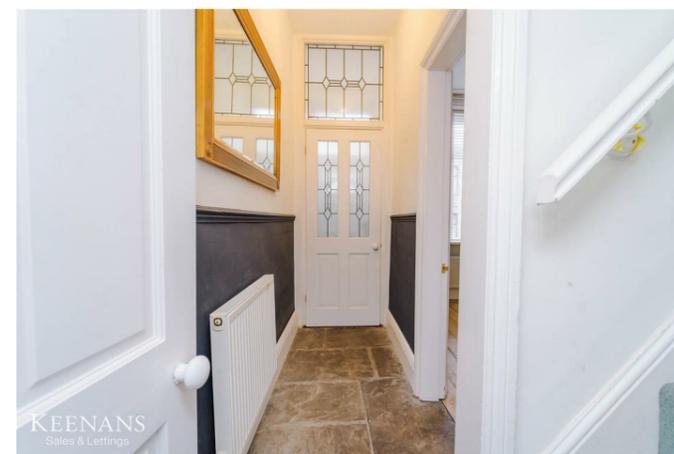
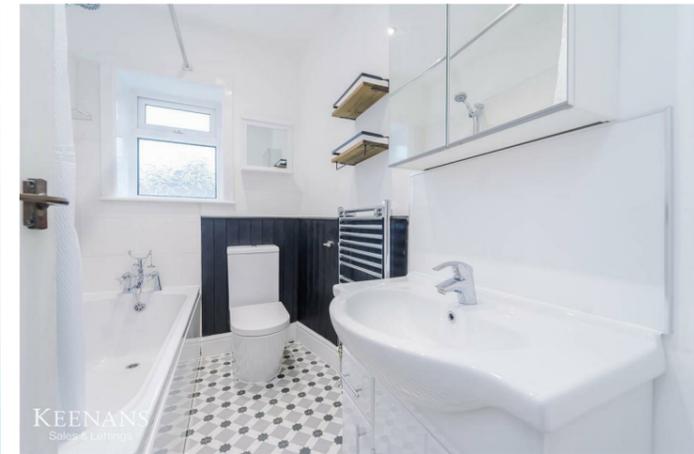
External

Rear

Stone flag yard (south facing).

Front

Courtyard.



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