



St James' Street, Rossendale, BB4 7HN

£950 Per Month

THREE BEDROOM STONE BUILT TERRACE

This well presented deceptively spacious three bedroom stone built mid-terrace property is being welcomed to the rental market. It would provide ideal accommodation of a family or couple looking for extra space. Located in the highly desirable area of Waterfoot Village with it's local amenities and also with good access to Rawtenstall and Bacup Centres and local schools. Bacup & Rawtenstall Grammar School is within 0.5 miles of the property.

Offered unfurnished the property has a vestibule, lounge, dining room and kitchen to the ground floor, two bedrooms and a bathroom to the first floor and a further 3rd bedroom on the 2nd floor. To the rear is a small enclosed yard.

For further information or to book a viewing please contact our Lettings team at you earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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- Three Double Bedrooms
 - Close Proximity to Local Amenities
 - Fully Fitted Kitchen
 - Council Tax Band A
- Accommodation Over Three Floors
 - Modern Three Piece bathroom
 - Excellent Transport and Commuter Links
- EPC Rating D
 - Two Reception rooms
 - Popular Location

GROUND FLOOR

ENTRANCE VESTIBULE

UPVC front door, tiled floor and door leading to first reception room.

RECEPTION ROOM ONE

12'5" x 11'2" (3.78 x 3.4)

Central heated radiators, double glazed window, media points, carpeted floor and door leading to stairs and second reception room.

INNER HALLWAY

Carpeted floor, doors leading to bedroom 1, bedroom 2, bathroom and stairs to attic room,

RECEPTION ROOM TWO

13'3" x 11'8" (4.04 x 3.56)

Central heated radiators, double glazed window, media points, carpeted floor, open to kitchen and door to under the stairs.

KITCHEN

6'9" x 9'6" (2.06 x 2.9)

Fitted cabinets, electric oven, electric hob, extractor fan, double glazed window, sink with draining board, tiled splashback, wooden floor, boiler and washing machine.

FIRST FLOOR

LANDING

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

BEDROOM ONE

11'2" x 13'8" (3.4 x 4.17)

Central heated radiators, double glazed window and carpeted floor

BEDROOM TWO

9'5" x 10'2" (2.87 x 3.1)

Central heated radiators, double glazed window and carpeted floor.

BATHROOM

6'9" x 9'3" (2.06 x 2.82)

Central heated radiators, double glazed window, P shaped bath, over head shower, porcelain wash basin, WC, half tiled wall, extractor fan and tiled floor.

SECOND FLOOR

BEDROOM THREE

11'0" x 12'5" (3.35 x 3.78)

Attic room, central heated radiators, double glazed window and carpeted floor.

EXTERNAL

On street parking and rear yard.



Tel: 01616960085

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