

Ground Floor

First Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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Burnley Road East, Rossendale, BB4 9LB

£175,000

AN OUTSTANDING MID TERRACED PROPERTY

Nestled on Burnley Road East in the charming town of Rossendale, this exquisite mid-terraced house is a delightful blend of modern updates and classic character. As you step inside, you will be greeted by two spacious open-plan living areas that create a warm and inviting atmosphere, perfect for both relaxation and entertaining. The contemporary fitted kitchen is a true highlight, featuring built-in appliances and stunning exposed stone rendering that adds a touch of elegance to the space.

One of the standout features of this property is the conservatory, currently utilised as a home office, which offers a bright and airy space to work or unwind. Upstairs, you will find two generously sized double bedrooms, providing ample space for rest and relaxation, along with a modern family bathroom that caters to all your needs.

The property is situated in a picturesque area, ensuring privacy and tranquillity, with a lovely stream flowing at the rear. The beautifully landscaped rear yard is an ideal spot for outdoor gatherings or simply enjoying the serene surroundings.

This home is perfect for a small family or a couple looking to move straight in without the hassle of renovations. With its charming features and convenient location, this property is a rare

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2 1 2 D

- An Exceptional Mid Terraced Property
- Fully Renovated Throughout
- Two Double Bedrooms
- Sought After Location With Stream Views
- Modern Fixtures And Fittings
- Stylish Interiors
- On Street Parking
- Council Tax Band A
- EPC Rating D
- Tenure Leasehold

Ground Floor

Hallway

15'8 x 3'1 (4.78m x 0.94m)

Reception Room Two

13'5 x 11'3 (4.09m x 3.43m)

Reception Room One

11'5 x 10'5 (3.48m x 3.18m)

Kitchen

10'2 x 7'8 (3.10m x 2.34m)

Conservatory

8 x 7'8 (2.44m x 2.34m)

First Floor

Landing

13'7 x 4'6 (4.14m x 1.37m)

Bedroom One

14'2 x 11'4 (4.32m x 3.45m)

Bedroom Two

13'8 x 9'2 (4.17m x 2.79m)

Bathroom

9'11 x 7'7 (3.02m x 2.31m)

