

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	80
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Rosehill Road, Burnley, BB11 2JH

£140,000

LARGE TWO BEDROOM DETACHED PROPERTY.

Nestled on the charming Rosehill Road in Burnley, this impressive two-bedroom house offers a perfect blend of modern living and spacious comfort. As you step inside, you are greeted by an inviting open plan kitchen, dining, and reception area, designed to create a warm and welcoming atmosphere for both relaxation and entertaining. The kitchen is equipped with contemporary fixtures and fittings, making it a delightful space for culinary enthusiasts.

The property boasts two well-appointed bathrooms, each featuring modern amenities that enhance convenience and style. This thoughtful layout ensures that both residents and guests can enjoy privacy and comfort.

One of the standout features of this home is the expansive garden, providing ample outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the property includes a garage, offering secure storage or parking options.

For those who appreciate outdoor living, the large balcony presents an ideal spot to unwind while taking in the views of the surrounding area. Whether you are sipping your morning coffee or

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 2  1  1  C

- Tenure Freehold
- Council Tax Band C
- EPC Rating C
- Garage For Parking Options Or Storage
- Open Plan Living/Kitchen/Dining Area
- Ideal First Time Buy
- Abundance Of Outdoor Space Including A Large Balcony
- Viewing Essential
- Easy Access To Major Network Links
- Close Proximity To Local Amenities

Ground Floor

Entrance Hallway

17'6 x 5'8 (5.33m x 1.73m)

Bedroom One

21'8 x 10'9 (6.60m x 3.28m)

Bedroom Two

10'9 x 10'5 (3.28m x 3.18m)

Bathroom

9'3 x 9 (2.82m x 2.74m)

Shower Room

5'5 x 5'5 (1.65m x 1.65m)

First Floor

Kitchen/Diner/Reception Room

26'7 x 15'2 (8.10m x 4.62m)

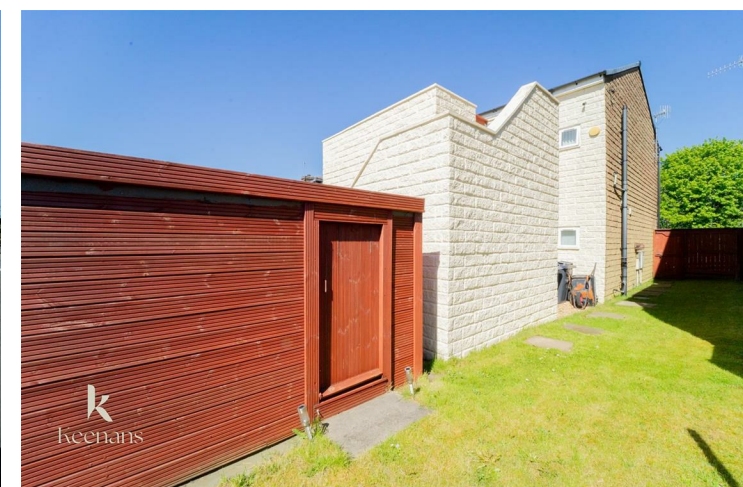
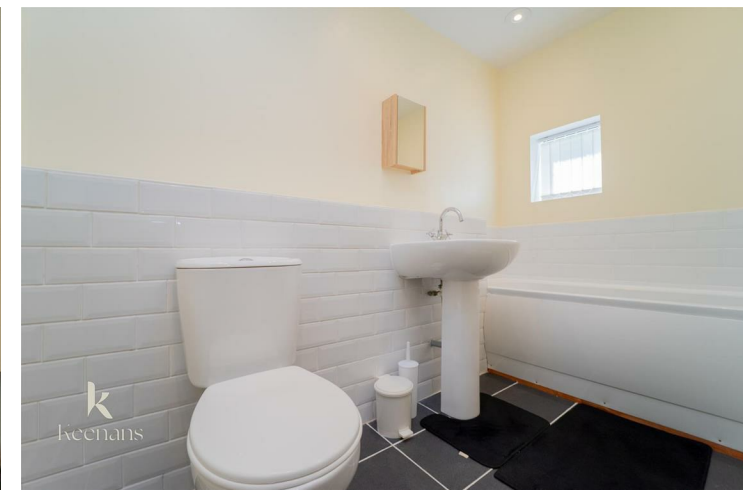
Balcony

15'53 x 11'1 (4.57m x 3.38m)

Externals

Garage

13'9 x 12'1 (4.19m x 3.68m)



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