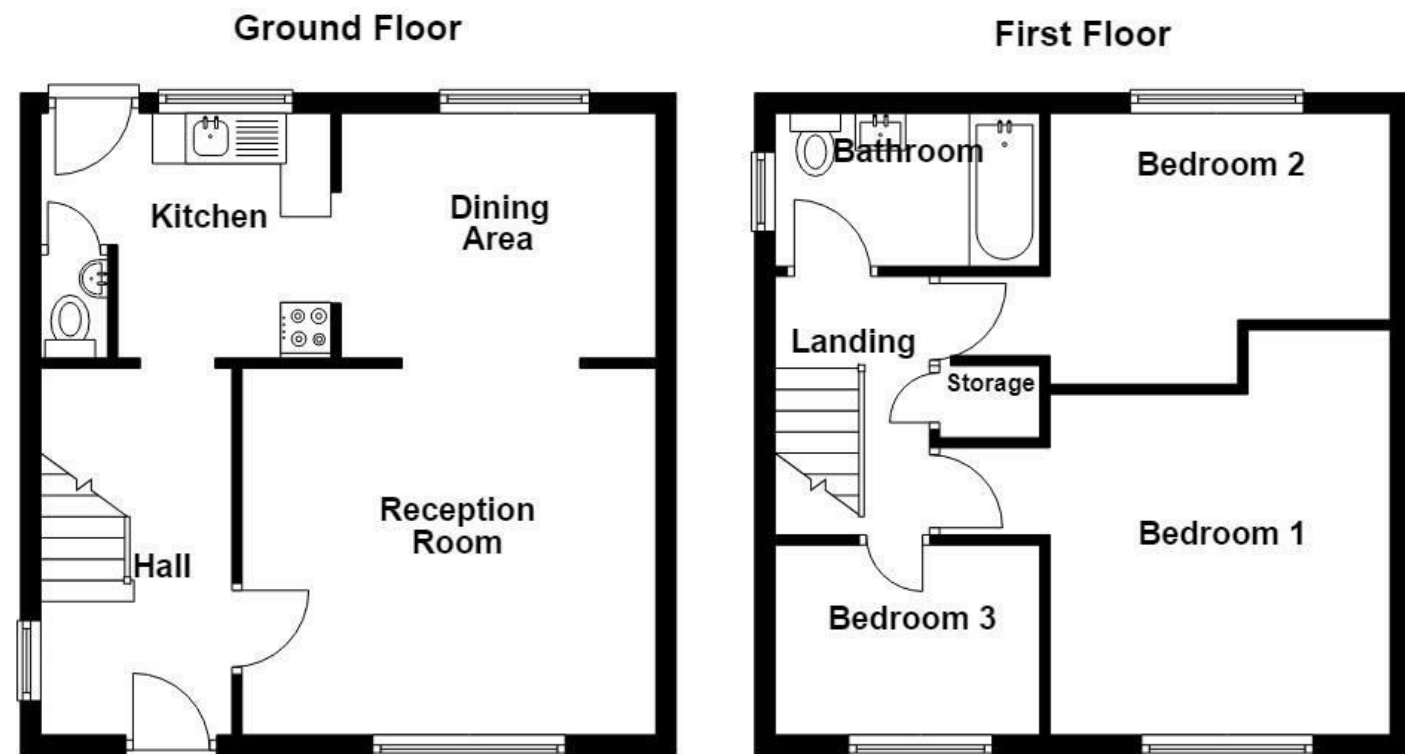




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Maitland Place, Rossendale, BB4 6AT

£1,295 Per Month

AN AMAZING THREE BEDROOM SEMI DETACHED HOME

Welcome to this beautifully fully renovated three-bedroom semi-detached house located on Maitland Place in the charming area of Rossendale. This property has been thoughtfully modernised to create a bright and spacious living environment, perfect for families or professionals seeking comfort and style.

As you enter, you are greeted by a generous open-plan lounge that seamlessly flows into a contemporary kitchen diner. This layout is ideal for entertaining guests or enjoying family meals, with ample space for dining and relaxation. The ground floor also features a convenient downstairs WC, adding to the practicality of the home. Upstairs, you will find three spacious bedrooms, each designed to offer a peaceful retreat. The property is complemented by a modern three-piece bathroom, ensuring that all your needs are met with style and functionality.

The outdoor space is equally impressive, with front garden and a private lawned rear garden that provides a perfect setting for outdoor activities or simply unwinding in the fresh air, also a driveway for off road parking.

New to the rental market, this property offers a unique opportunity to enjoy a modern lifestyle in a desirable location. With its combination of contemporary design and practical features, this home is sure to attract lots of interest. Do not miss the chance to make this lovely house your new home in Rossendale. Contact our Lettings team at your earliest convenience.

Maitland Place, Rossendale, BB4 6AT

£1,295 Per Month

 3  1  2  C

- Easy Access To Major Network Links
 - Driveway for Off Road Parking
 - Three Piece Bathroom Suite
 - Close Proximity to Local Amenities
- Council Tax Band A
 - Three Well Proportioned Bedrooms
 - Ideal Family Home With Viewing Essential
- EPC Rating C
 - Modern Fitted Kitchen
 - Good Size Front And Rear Garden Space

Ground Floor

Entrance Hall

12'9 x 5'11 (3.89m x 1.80m)

Composite frosted door to hall.

Hall

12'9 x 5'11 (3.89m x 1.80m)

UPVC double glazed window, central heating radiator, coving, smoke alarm, doors to reception room, kitchen/dining area, stairs to first floor and wood effect laminate flooring.

Reception Room

13'6 x 11'11 (4.11m x 3.63m)

UPVC double glazed window, central heating radiator, coving, open access to dining area and wood effect laminate flooring.

Dining Room

10'3 x 8' (3.12m x 2.44m)

UPVC double glazed window, central heating radiator, open to kitchen and wood effect laminate flooring.

Kitchen

11'5 x 9'11 (3.48m x 3.02m)

UPVC double glazed window, gloss wall and base units, laminate work top, inset stainless steel sink with draining ridges and mixer tap, oven, four ring induction hob, extractor hood, plumbed for washing machine, door to WC, UPVC part frosted door to rear and wood effect laminate flooring.

WC

3'4 x 2'3 (1.02m x 0.69m)

UPVC double glazed window, dual flush WC, UPVC part frosted door to rear and wood effect laminate flooring.

First Floor

Landing

8'6 x 6' (2.59m x 1.83m)

UPVC double glazed window, coving, smoke alarm, loft hatch, storage, doors to three bedrooms and bathroom.

Bedroom One

13'10 x 13'2 (4.22m x 4.01m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'2 x 10'1 (3.40m x 3.07m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Three

9'3 x 7'9 (2.82m x 2.36m)

Two UPVC double glazed windows and central heating radiator.

Bathroom

8'2 x 5'5 (2.49m x 1.65m)

Two UPVC double glazed frosted windows, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, part tiled elevation, spotlights, extractor fan and tiled floor.

External

Front

Driveway, garden, mature hedges and shrubbery.

Rear

Laid to lawn garden, patio area, mature borders, shrubbery and brick outbuilding.



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