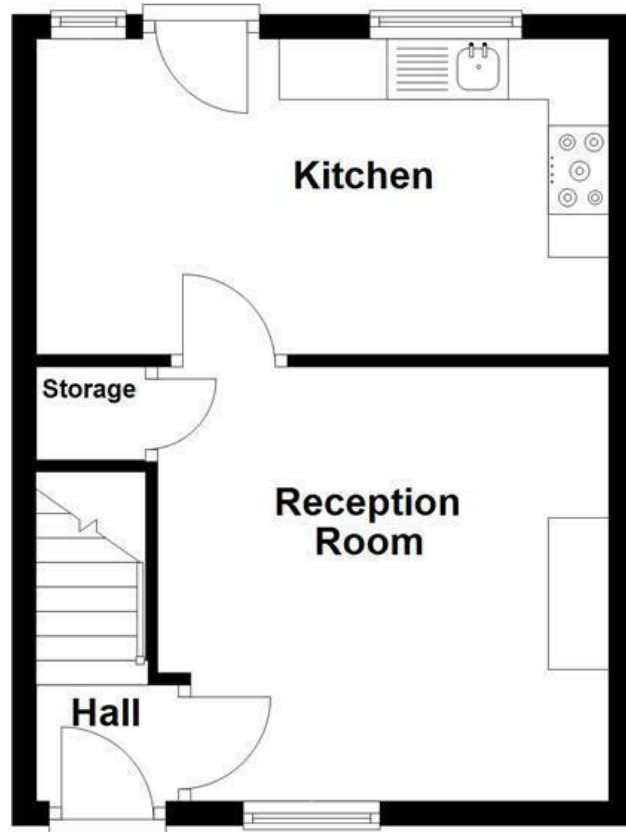
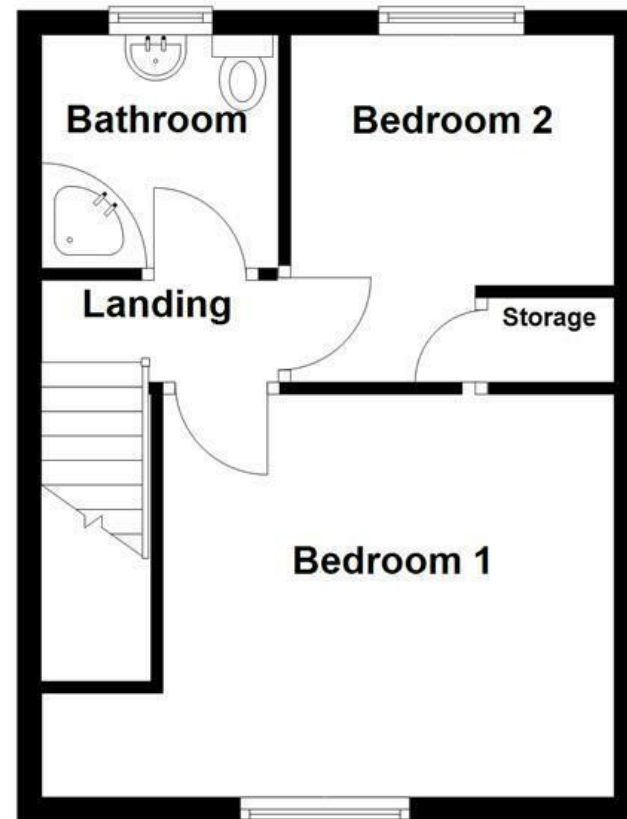


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	68	88
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Fallbarn Crescent, Rossendale, BB4 6BD

£895

Nestled in the charming Fallbarn Crescent of Rossendale, this delightful mid terrace house is waiting to be discovered. Boasting a cosy reception room, two inviting bedrooms, and a modern bathroom, this property is ideal for first-time buyers or those looking for a lucrative rental opportunity.

The neutral finish throughout the house provides a blank canvas for you to add your personal touch and make it truly feel like home. The contemporary bathroom and kitchen add a touch of elegance and functionality to the property, ensuring a comfortable and stylish living experience.

Conveniently located near the heart of Rawtenstall, you'll have easy access to a variety of amenities, schools, and major commuter routes, making daily life a breeze. This charming house offers the perfect blend of comfort, convenience, and potential.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Fallbarn Crescent, Rossendale, BB4 6BD

£895

 2  1  1  D

- Easy Access To Major Commuter Routes
 - On Street Parking
 - Fitted Kitchen And Three Piece Bathroom Suite
- Council Tax Band A
 - Mid Terraced Property
 - Ideal First Time Buy Or Home For A Small Family
- EPC Rating D
 - Two Bedrooms
 - Enclosed Ample Sized Rear Garden Space

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

3'10 x 3'2 (1.17m x 0.97m)

Central heating radiator, wood effect flooring, stairs to first floor and door to reception room.

Reception Room

12'3 x 11'9 (3.73m x 3.58m)

UPVC double glazed window, central heating radiator, television point, wood effect flooring, door to kitchen and under stairs storage.

Kitchen

15'3 x 8'6 (4.65m x 2.59m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units, laminate work top, oven with five ring gas hob, tiled splash back, extractor hood, stainless steel sink and drainer with mixer tap, wall mounted combi Ariston boiler, plumbed for washing machine, space for fridge freezer, tiled effect flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

Loft access, doors to two bedrooms and bathroom.

Bedroom One

15'4 x 10'11 (4.67m x 3.33m)

UPVC double glazed window and central heating radiator.

Bedroom Two

9'8 x 8'11 (2.95m x 2.72m)

UPVC double glazed window, central heating radiator and fitted storage.

Bathroom

6'4 x 5'11 (1.93m x 1.80m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap and douche tap, corner bath with mixer tap, overhead multi fuel jet rainfall shower and rinse head, PVC panel to ceiling, spotlights, tiled elevation and vinyl flooring.

External

Rear

Laid to lawn garden.

Front

Laid to lawn garden with steps to front entrance door.

