



Clarence Street, Rossendale, BB4 8NX

£850 PCM

A BEAUTIFULLY PRESENTED, TWO BEDROOMED MID TERRACED HOME IN A HIGHLY DESIRED AREA !

This well maintained, bright and deceptively spacious, two bedroomed terraced property is being delivered to the market in a highly considered area of Crawshawbooth. Within walking distance of schools, amenities and not far from transport links to Burnley, Bury and Manchester.

Viewings can be arranged by calling our Lettings team today!

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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 2  1  2  D

- Well Maintained, Bright and Spacious
 - Close To Transport Links For Burnley, Bury and Manchester
 - Fully Enclosed Yard At The Rear
- Highly Considered Area
 - Two Bedroomed
 - Front Courtyard
- Walking Distance From Schools and Amentities
 - Fitted Kitchen

INTRODUCTION

A BEAUTIFULLY PRESENTED, TWO BEDROOMED MID TERRACED HOME IN A HIGHLY DESIRED AREA !

This well maintained, bright and deceptively spacious, two bedroomed terraced property is being delivered to the market in a highly considered area of Crawshawbooth. Within walking distance of schools, amenities and not far from transport links to Burnley, Bury and Manchester.

Comprising briefly; Entrance vestibule leading to a hallway. The hallway houses a staircase to the first floor and has doors leading to two reception rooms, the second of which leads to a fitted kitchen at the rear. To the first floor, you will find two bedrooms and a three piece house bathroom suite. Externally, this lovely home enjoys a fully enclosed yard at the rear and a front courtyard.

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GROUND FLOOR

ENTRANCE

UPVC double glazed frosted door to the hall.

HALL

12'6" x 3'3" (3.81 x 0.99)

Cornice coving to ceiling, central heating radiator, wood flooring, door to reception room one and further hall space.

RECEPTION ROOM ONE

12'1" x 10'3" (3.68 x 3.12)

UPVC double glazed window, central heating radiator, coving to ceiling, wall lights, television point, real living flame gas fire, tiled hearth and decorative surround.

FURTHER HALL

2'7" x 2'6" (0.79 x 0.76)

Stairs to the first floor, wood flooring and door to reception room two.

RECEPTION ROOM TWO

14'1" x 14'0" (4.29 x 4.27)

Central heating radiator, wall inset with a living flame gas fire, door to understairs storage, access to the cellar, door to the kitchen and UPVC French doors to the rear.

KITCHEN

11'5" x 5'11" (3.48 x 1.8)

UPVC double glazed window, central heating radiator, cream gloss base units, granite effect work tops, stainless steel sink,

drainer and mixer tap, integrated electric oven with a five ring gas hob, extractor hood, tile splashbacks, plumbing for washing machine, space for a fridge freezer, tiled flooring and a UPVC double glazed door to the rear.

FIRST FLOOR

LANDING

6'0" x 5'9" (1.83 x 1.75)

Smoke alarm and doors to bedrooms and to the bathroom.

BEDROOM ONE

14'2" x 12'0" (4.32 x 3.66)

UPVC double glazed window, central heating radiator and door to over stairs storage.

BEDROOM TWO

14'4" x 7'11" (4.37 x 2.41)

UPVC double glazed window, central heating radiator and combination boiler.

BATHROOM

11'0" x 5'10" (3.35 x 1.78)

Three piece suite comprising of panelled bath, direct feed shower overhead, low base WC, pedestal sink with mixer tap, part tiled elevations, vinyl flooring, central heating radiator and UPVC double glazed frosted window.

EXTERNAL

FRONT

Slate chipped courtyard with planted beds and shrubs.

REAR

Enclosed stone paved yard with gate to shared access.

AGENTS NOTES

Council Tax Band A

