# KEENANS Sales & Lettings







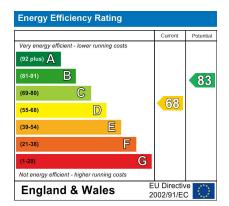


## Manchester Road, Rossendale, BB4 6PT £830 PCM

\*\* VIRTUAL VIEWINGS AND VALUATIONS AVAILABLE PLEASE CALL THE OFFICE! \*\*

\*A BEAUTIFULLY PRESENTED TWO BEDROOMED TERRACED PROPERTY WITH OFF ROAD PARKING\*

This deceptively spacious two bedroomed terraced property is being welcomed to the market in the popular area of Haslingden, close to bus routes, amenities and network links to Manchester, Bury and Rawtenstall. Boasting spacious rooms throughout, neutral interior and kitchen extension to the rear.



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- Popular Area
- Kitchen/Diner
- Block Paved Driveway

#### INTRODUCTION

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The property comprises briefly; a welcoming hallway houses a staircase to the first floor and doors to two spacious reception rooms. The second reception room provides access to a kitchen diner. To the first floor you will find doors to two generously sized bedrooms and a three piece shower room. Externally there is a block payed driveway with gated access to the rear and two storage sheds.

For further information or to arrange a viewing please contact our Lettings office at your earliest convenience.

#### **GROUND FLOOR**

#### **ENTRANCE VESTIBULE**

3'8" x 3'5" (1.12 x 1.04)

UPVC double glazed front entrance door, picture rail and hardwood single glazed door to the hallway.

#### **HALLWAY**

12'8" x 3'8" (3.86 x 1.12)

Central heating radiator, picture rail, stairs to the first floor and doors

#### **RECEPTION ROOM ONE**

13'3" x 10'2" (4.04 x 3.1)

UPVC double glazed window, central heating radiator, coving and

#### **RECEPTION ROOM TWO**

14'4" x 13'3" (4.37 x 4.04)

Central heating radiator, coving, ceiling rose, gas fire with decorative surround and wooden mantel, dado rail, television point, understairs storage and bi-folding doors to the kitchen.

#### **KITCHEN**

14'4" x 9'2" (4.37 x 2.79)

Two UPVC double glazed windows, range of wood panelled wall and base units with granite effect surfaces and tiled splashbacks, stainless steel one and a half bowl sink with drainer and mixer tap, electric oven with four ring gas hob, extractor hood, space for fridge freezer, tiled flooring, spotlights and UPVC double glazed door to the

#### **FIRST FLOOR**

#### LANDING

9'7" x 6'2" (2.92 x 1.88)

Loft access, smoke alarm and doors to two bedrooms and bathroom.

- Two Bedroomed
- Three Piece Shower Room
- Two Storage Sheds

#### **BEDROOM ONE**

14'3" x 13'3" (4.34 x 4.04) UPVC double glazed window, central heating radiator, fitted wardrobes, coving and ceiling rose.

#### **BEDROOM TWO**

10'0" x 7'9" (3.05 x 2.36)

UPVC double glazed window, central heating radiator and coving.

#### **BATHROOM**

16'3" x 4'5" (4.95 x 1.35)

UPVC double glazed frosted window, central heating radiator, three piece suite comprising: pedestal wash basin, low basin WC, direct feed shower unit, part tiled elevations, extractor fan, coving and tile

#### **EXTERNAL**

#### **REAR**

Tiered yard with two storage sheds and access to off road parking.

#### **AGENTS NOTES**

Council Tax Band A.

- Close to Bus Routes, Amenities and Network Links
- Two Spacious Reception Rooms
- Deposit Amount £721.15











