



Union Street, Rossendale, BB4 7RF

£850

A WONDERFUL END TERRACE PROPERTY

We welcome to the rental market Union Street located in the charming town of Rawtenstall, Rossendale, this delightful end terrace house offers a perfect blend of modern living and traditional comfort. The property features an inviting open-plan layout, ideal for both relaxation and entertaining.

Upon entering, you are greeted by a welcoming hallway leading you into a spacious kitchen dining area and open to the reception room, creating a warm and welcoming atmosphere. The highlight of this space is the log burner, which not only adds a touch of character but also provides a cosy focal point for those chilly evenings.

The house boasts two generously sized double bedrooms, each offering ample space for furnishings. The well-appointed four-piece bathroom suite is designed for both convenience and luxury, ensuring a comfortable experience for all residents.

This property would be perfect for a couple or small family, offering a low-maintenance lifestyle in a friendly community. With its prime location, you will find yourself within easy reach of local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

In summary, this charming end terrace house on Union Street is a wonderful opportunity to own a piece of Rawtenstall. With its appealing features and convenient location, it is sure to attract a lot of interest. Don't miss the chance to make this lovely house your new home. To book a viewing or for more information please contact our lettings team.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		52	
(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.

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- Two Double Bedrooms
- Four Piece Bathroom Suite
- Close Proximity To All Local Amenities
- Close Proximity To Major Commuter Routes
- Open Plan Living
- Council Tax Band A
- Log Burner
- Modern Fitted Kitchen With Under Floor Heating
- EPC Rating E
- Walking Distance To Rawtenstall Centre

Ground Floor

Entrance Hall

15'0 x 2'6 (4.57m x 0.76m)

UPVC front door, central heating radiator, tiled flooring, understairs storage and door to kitchen.

Kitchen/Diner

17'7 x 10'0 (5.36m x 3.05m)

UPVC double glazed window, a range of wall and base units with granite work tops, inset sink with mixer tap, integrated dishwasher, range cooker, breakfast bar, space and plumbing for American fridge freezer, space and plumbing for washing machine, tiled floor with underfloor heating, door to back yard.

Reception Room

14'7 x 11'6 (4.45m x 3.51m)

UPVC double glazed window, log burner, wall paneling, tiled floor with under floor heating.

First Floor

Landing

Doors to two bedrooms and bathroom.

Bedroom One

15'8 x 11'5 (4.78m x 3.48m)

UPVC double glazed window, central heating radiator, built in storage and laminate flooring.

Bedroom Two

10'4 x 9'10 (3.15m x 3.00m)

UPVC double glazed window, central heating radiator, built in storage and laminate flooring.

Bathroom

10'6 x 6'7 (3.20m x 2.01m)

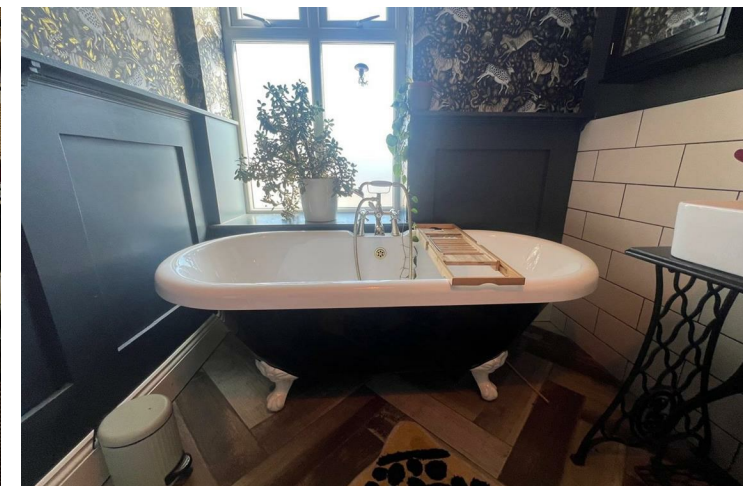
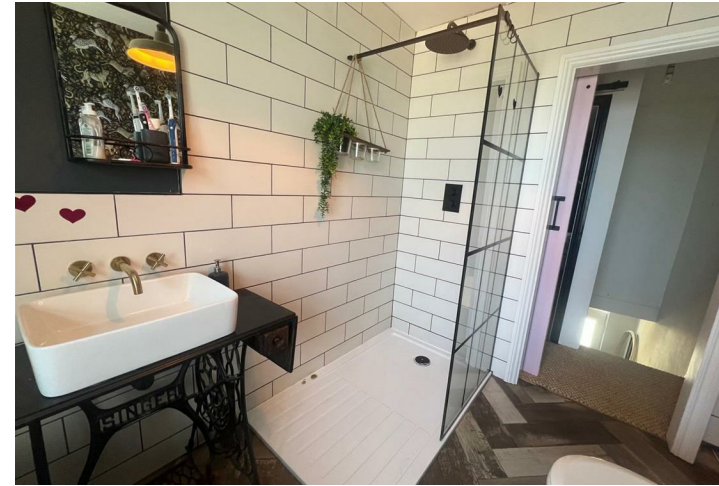
UPVC double glazed frosted window, heated towel rail, walk-in shower with direct feed rainfall shower, roll top bath with mixer tap and rinse head, low level pedestal WC, wall mounted sink, wood paneling, part tiled elevations, tiled flooring and extractor fan.

External

Back yard with decking and on street parking.

Agents Notes

Council Tax Band A.



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