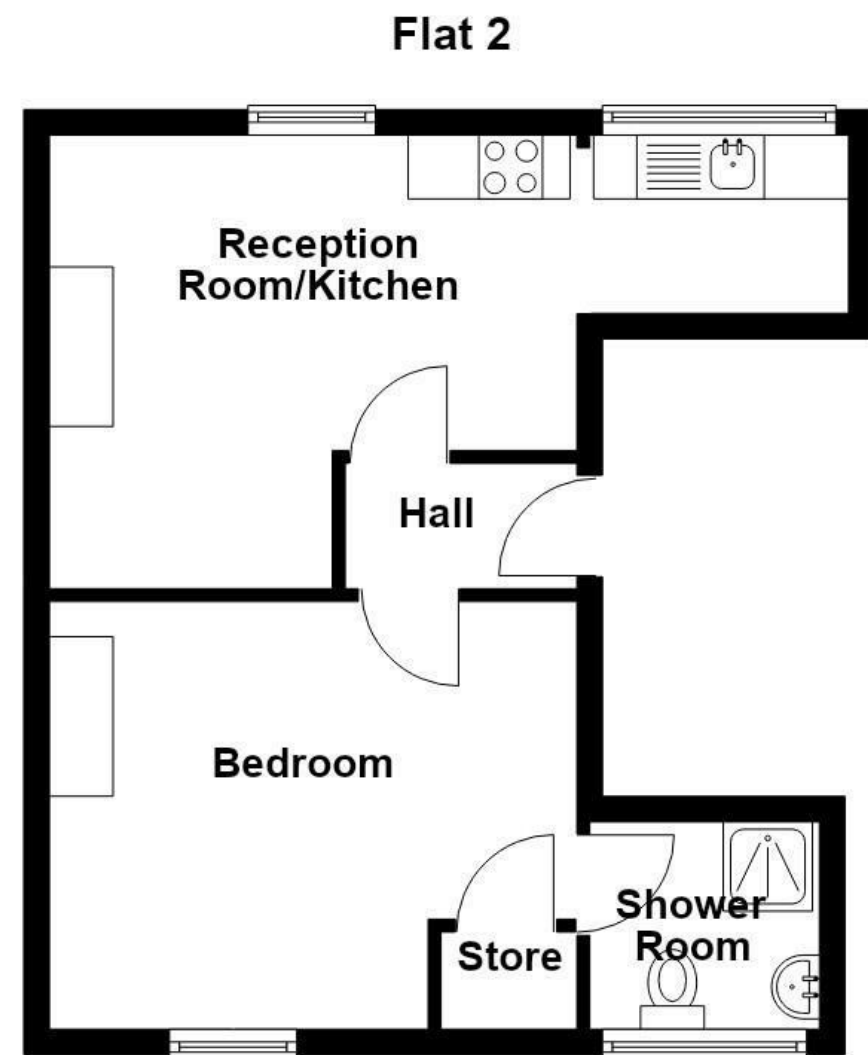




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		73
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

Burnley Road East, Rossendale, BB4 9AF

£550 Per Month

THE PERFECT ONE BEDROOM APARTMENT IN A GRADE II LISTED BUILDING

Nestled in the charming area of Waterfoot, this delightful one-bedroom flat on the second floor of a well-maintained building offers a perfect blend of original features and modern living. Located on Burnley Road East, the property is ideally suited for professionals seeking a comfortable and convenient home.

Upon entering, you will be greeted by a spacious reception room that exudes character, showcasing the flat's original Victorian features. This inviting space is perfect for relaxation or entertaining guests. The well-appointed bedroom provides a peaceful retreat, ensuring a restful night's sleep. The flat also includes a neatly designed bathroom, catering to all your daily needs.

The location of this property is particularly appealing, with easy access to local amenities and transport links, making it an excellent choice for those commuting to nearby towns or cities. The surrounding area boasts a friendly community atmosphere, with shops, cafes, and parks within close proximity.

This flat is an ideal opportunity for professionals looking for a stylish and practical living space in a vibrant area. With its unique charm and convenient location, this property is not to be

Burnley Road East, Rossendale, BB4 9AF

£550 Per Month

 1  1  1  E

- Perfect One-Bedroom Apartment To Let
- Original Victorian Features Throughout
- Excellent Local Amenities And Transport Links
- Council Tax Band - A
- Spacious Characterful Reception Room
- Modern Bathroom
- On Street Parking
- Well-Proportioned Bedroom
- Convenient Waterfoot Location
- EPC Rating - E

Flat

Hall

6'4 x 3'3 (1.93m x 0.99m)

Reception Room / Kitchen

20'1 x 11'10 (6.12m x 3.61m)

Bedroom

13'8 x 11 (4.17m x 3.35m)

Shower Room

5'11 x 5'4 (1.80m x 1.63m)

