



## Goodshaw Lane, Rossendale, BB4 8AU

£695

GORGEOUS HOME IN A SOUGHT AFTER AREA OF ROSSENDALE

Keenans are proud to welcome to the rental market this bright one bedroom cottage in Rossendale.

Boasting an open plan kitchen and living room, one spacious bedroom, a three piece bathroom suite and an enclosed rear garden. Situated in a rural location but still close to close regarded schools, local amenities and is near major commuter routes.

The property comprises briefly; entrance to the open plan living room and kitchen with stairs leading to the first floor and doors providing access to the rear garden. To the first floor, there is a landing with doors providing access to the bedroom, three piece bathroom suite and a storage cupboard.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D		67	
(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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- Available with Keenans
- EPC Grade - D
- Call Keenans to view
- Cute cottage
- On Street Parking
- One Bedroom

### Living Room

Open plan living space with character stone fireplace and stone flag floor. Spot light ceilings and feature fireplace.

### Open Plan Kitchen and Dining area

Fully fitted kitchen area with ample units and worktop space. Further dining area with patio doors out to the rear garden.

### First floor landing

### Bedroom 1

Large double room with plenty of storage space and window to front over looking the garden. Stone chimney breast and character features.

### Bathroom

Three piece bathroom suite including bath, wc and sink unit.

### Patio Garden

Decking and flagged patio area to rear along with further seating area to the front.

