

Ground Floor

First Floor

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.

Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 77        |
| (55-68) <b>D</b>                            | 59      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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.



## Pilling Street, Rossendale, BB4 5AX

£795 Per Month

FANTASTIC PROPERTY READY TO MOVE IN WITH NO HASSLE  
 Welcome to this charming property located on Pilling Street in the picturesque village of Acre, Rossendale. This delightful mid-terrace house boasts a modern decor that is sure to impress anyone looking for a cozy and stylish home.

As you step inside, you are greeted by a spacious reception room, perfect for entertaining guests or simply relaxing after a long day. The property features two bright bedrooms, offering ample space for a small family or those in need of a guest room or home office.

The bathroom is well-appointed and provides all the necessary amenities for your daily routines. The modern appliances throughout the house add a touch of luxury and convenience to your lifestyle.

One of the standout features of this property is its easy access to local amenities, making daily errands a breeze. Whether you need to pop to the shops, grab a coffee, or enjoy a meal at a nearby restaurant, everything you need is just a stone's throw away.



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 2  1  1 

- Easy Access To Major Network Links
  - On Street Parking
  - Contemporary Fitted Kitchen
- Council Tax Band A
  - Mid Terraced Property
  - Ideal Home For a Couple Or Small Family
- EPC Rating D
  - Two Bedrooms
  - Ready To Move Into

Ground Floor

Entrance

UPVC door to vestibule.

Vestibule

3'8 x 3'8 (1.12m x 1.12m)

Spotlights, tiled floor and door to reception room.

Reception Room

14'5 x 14'3 (4.39m x 4.34m)

UPVC double glazed window, central heating two feature wall lights, radiator and door to kitchen.

Kitchen

14'4 x 12'10 (4.37m x 3.91m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate work tops, oven with four ring electric hob, extractor hood, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, UPVC door to rear and stairs to first floor.

First Floor

Landing

8'5 x 6'5 (2.57m x 1.96m)

Spotlights, doors to two bedrooms and bathroom.

Bedroom One

14'4 x 14'4 (4.37m x 4.37m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'9 x 5'5 (3.58m x 1.65m)

UPVC double glazed window, central heating radiator and storage.

Bathroom

8'5 x 5'3 (2.57m x 1.60m)

UPVC double glazed frosted window, central heating radiator, panelled bath with overhead direct feed rainfall shower with rinse head, dual flush WC, vanity top wash basin with mixer tap, part tiled elevation, spotlights and vinyl floor.

External

Rear

Paved and stone chip yard with out building.



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