



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

## Manchester Road, Rossendale, BB4 6NT

### £1,295

#### SPACIOUS MID TERRACE HOME

Situated on Manchester Road in the charming town of Haslingden, Rossendale, this fully renovated mid-terrace house presents an exceptional opportunity for those seeking a spacious and versatile rental property. Boasting an abundance of living space, this home features two inviting reception rooms, perfect for both relaxation and entertaining.

The property comprises three well-appointed bedrooms, with the first two located on the second floor, providing a sense of privacy and tranquillity. Additionally, there are two modern bathrooms, ensuring convenience for families or shared living arrangements.

One of the standout features of this home is the versatile cellar space, which offers ample room for storage or could be transformed to suit your personal needs. The property is presented as a complete blank canvas, allowing you to infuse your own style and personality into the space.

With its prime location and generous living areas, this mid-terrace house is an ideal choice for those looking to enjoy the vibrant community of Haslingden while having the comfort of a beautifully renovated home. Don't miss the chance to make this property your own.

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# Manchester Road, Rossendale, BB4 6NT

£1,295



- Exceptional Mid Terrace Property
- Spread Across Four Floors
- On Street Parking
- Excellent Transport and Commuter Links
- Five Bedrooms
- Abundance of Living Space
- Council Tax Band B
- Two Bathrooms
- Low Maintenance Externals
- EPC Rating C

## Ground Floor

### Entrance Vestibule

4'4 x 3'5 (1.32m x 1.04m)

Composite double glazed frosted front door and hardwood single glazed frosted door to hall.

### Hall

12'2 x 3'5 (3.71m x 1.04m )

Central heating radiator, smoke detector, doors leading to two reception rooms and stairs to first floor.

### Reception Room One

13'9 x 11'9 (4.19m x 3.58m)

UPVC double glazed window and central heating radiator.

### Reception Room Two

15'10 x 13'10 (4.83m x 4.22m)

UPVC double glazed window, central heating radiator, hardwood single glazed door to kitchen and door to stairs to lower ground floor.

### Kitchen

13'9 x 9'8 (4.19m x 2.95m)

UPVC double glazed window, central heating radiator, range of wall and base units with wood effect work surfaces and upstands, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, boiler enclosed, space for fridge freezer, plumbing for washing machine, breakfast bar, spotlights, herringbone wood effect laminate flooring and composite double glazed frosted door to rear.

### Lower Ground Floor

### Cellar

16'5 x 2'11 (5.00m x 0.89m)

### First Floor

### Landing

15'10 x 5'9 (4.83m x 1.75m)

Central heating radiator, smoke detector, doors leading to three bedrooms, bathroom, shower room and stairs to second floor.

### Bedroom Three

13'11 x 10'4 (4.24m x 3.15m )

UPVC double glazed window and central heating radiator.

### Bedroom Four

13'7 x 8'10 (4.14m x 2.69m)

UPVC double glazed window and central heating radiator.

### Bedroom Five

13'6 x 8'7 (4.11m x 2.62m )

UPVC double glazed window and central heating radiator.

## Bathroom

11'0 x 6'8 (3.35m x 2.03m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head, spotlights, tiled elevations and herringbone wood effect laminate flooring.

## Shower Room

10'0 x 6'6 (3.05m x 1.98m )

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, walk-in double electric feed shower, tiled elevations, spotlights and herringbone wood effect laminate flooring.

## Second Floor

### Landing

2'8 x 2'2 (0.81m x 0.66m )

Doors leading to two bedrooms.

### Bedroom One

14'5 x 10'7 (4.39m x 3.23m)

Velux window, central heating radiator and eaves storage.

### Bedroom Two

14'5 x 10'5 (4.39m x 3.18m)

Velux window, central heating radiator and eaves storage.

## External

### Rear

Enclosed yard with outbuilding and gate to shared access.

### Front

Paving and stone chip forecourt.



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