



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C	73	
(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		

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Burnley Road, Rossendale, BB4 8RG

£895

TWO BED MID TERRACE WITH ATTIC ROOM

Located on Burnley Road in the charming village of Lovedclough, Rossendale, this delightful terraced house presents an excellent opportunity for those seeking a comfortable family home. Spanning three floors, the property boasts two well-proportioned bedrooms, with the versatile attic space offering potential for a third bedroom or a creative home office.

At the heart of the home lies an inviting open-plan dining kitchen area, perfect for family gatherings and entertaining friends. This space is designed to be both functional and welcoming, making it the ideal spot for culinary adventures. The cosy and spacious lounge, adorned with neutral decor, provides a relaxing retreat after a long day, ensuring a warm and homely atmosphere.

The property features a family bathroom, thoughtfully designed to cater to the needs of modern living. Outside, the lovely rear garden offers a serene escape, complete with stunning views of the surrounding countryside, making it a perfect place for children to play or for adults to unwind.

New to the rental market, this charming home is an excellent choice for families or individuals looking for a peaceful yet convenient location. With its combination of versatile living spaces, beautiful outdoor areas, and picturesque views, this property is sure to impress. Don't miss the chance to make this lovely house your new home. To book a viewing please contact our Lettings team at your earliest convenience.

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£895

 **2**  **1**  **2**  **C**

- Mid Terraced Property
 - Contemporary Fitted Kitchen
 - Countryside Views
 - Council Tax Band: B
- Two Bedrooms And Loft Room
 - Three Piece Bathroom
 - Excellent Transport Links
- Two Reception Rooms
 - Enclosed Low Maintenance Rear Yard
 - EPC Rating: C

Ground Floor

Vestibule

3'9 x 3'4 (1.14m x 1.02m)
Composite entrance door, tiled floor and door to reception room one.

Reception Room One

14'7 x 12'9 (4.45m x 3.89m)
UPVC double glazed window, central heating radiator, wall mounted electric fire, exposed brick, wood effect flooring and open access to inner hall.

Inner Hall

Stairs to first floor and door to reception room two.

Reception Room Two

14'9 x 13'2 (4.50m x 4.01m)
Upright central heating radiator, exposed brick, under stairs storage, tiled floor, open access to kitchen and UPVC double glazed French door to rear.

Kitchen

12'9 x 5'3 (3.89m x 1.60m)
UPVC double glazed box window, UPVC double glazed window, central heating radiator, spotlights, wood panel wall and base units, wood effect worktops, stainless steel sink with draining board and high spout mixer tap, space for freestanding cooker, extractor hood, space for fridge freezer, plumbing for washing machine, tiled floor and door to WC.

WC

5'1 x 2'8 (1.55m x 0.81m)
UPVC double glazed frosted window, spotlights, dual flush WC, wall mounted wash basin with traditional taps, Baxi boiler and tiled floor.

First Floor

Landing

11'1 x 5'11 (3.38m x 1.80m)
Door to stairs to second floor and doors to two bedrooms and bathroom.

Bedroom One

14'9 x 12'11 (4.50m x 3.94m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Two

10'2 x 7'10 (3.10m x 2.39m)
UPVC double glazed window, central heating radiator, coving and storage.

Bathroom

10'2 x 6'3 (3.10m x 1.91m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, wood panel bath with traditional taps and direct feed shower over, part PVC panel elevation and wood effect flooring.

Second Floor

Loft Room

19'8 x 14'8 (5.99m x 4.47m)
Velux window, central heating radiator and eaves storage.

External

Rear

Enclosed yard with paving, Indian stone, bedding areas and outbuilding.



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