

1ST FLOOR
APPROX. FLOOR
AREA 457 SQ.FT.
(42.4 SQ.M.)
TOTAL APPROX. FLOOR AREA 1074 SQ.FT. (99.7 SQ.M.)
Made with Metropix ©2015

GROUND FLOOR
APPROX. FLOOR
AREA 617 SQ.FT.
(57.3 SQ.M.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	82
(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.



Burnley Road, Crawshawbooth, BB4 8AJ

£1,000 Per Calendar Month

A FANTASTIC DUPLEX APARTMENT IN HEART OF A POPULAR VILLAGE

Keenans welcome to the rental market this contemporary designed home has been maintained to the highest of standards throughout. Set over two storeys this gorgeous apartment boasts stunning fixtures and fittings with a spiral staircase, oak kitchen and master bedroom gallery overlooking the living room.

Situated in the highly desirable village of Crawshawbooth which is a small village on the edge of the Pennine Hills, just north of the market town of Rawtenstall and just south of Loveclough. It is part of the valley of Rossendale, an ancient royal hunting ground. The majority of surrounding land is farm and moor land and many walkers come to the area to enjoy the renowned countryside walks. With its quaint cobbled streets providing boutiques, eateries and salons, Crawshawbooth is an idyllic semi-rural village in close reach of the M65 and M66 network links to Manchester, Bury and Ramsbottom.

Internally the property briefly comprises, to the ground floor: Entrance hall, open plan living, dining and kitchen areas and a guest WC. To the first floor there is a master bedroom with gallery over living room, a good sized second bedroom and a three piece bathroom suite. Externally the property has a decked patio area.

For more information or to book a viewing please contact our Lettings team at your earliest convenience.

Burnley Road, Crawshawbooth, BB4 8AJ

£1,000 Per Calendar Month

 2  2  1  C

- Two Bedroom Duplex Apartment
- Close Proximity to Local Amenities
- Council Tax Band
- Beautifully Presented
- Excellent Transport and Commuter Links
- Open Plan Living Areas
- Sought After Location
- EPC Rating C
- Three Piece Bathroom Suite

Ground Floor

Decked patio and off road parking.

Entrance Hall

21'1 x 11'3 (6.43m x 3.43m)

Hardwood entrance door, electric radiator, spotlights, wood effect flooring, stairs to the first floor and doors to WC, storage and kitchen.

W.C

6'10 x 6'01 (2.08m x 1.85m)

UPVC double glazed frosted window, heated towel rail, dual flush WC, wall mounted wash basin, part tiled elevations, coving, spotlights, extractor fan and wood effect flooring.

Dining Kitchen

16'4 x 13'7 (4.98m x 4.14m)

Two UPVC double glazed windows, electric radiator, range of panelled wall and base units with granite effect surfaces, stainless steel one and a half bowl sink with drainer and mixer tap, oven with four ring gas hob, extractor hood, spotlights, tiled flooring and open to the reception room.

Reception Room

16'7 x 11'11 (5.05m x 3.63m)

Two UPVC double glazed windows, electric radiator and UPVC double glazed French doors to the balcony.

First Floor

Landing

17'0 x 11'5 (5.18m x 3.48m)

UPVC double glazed frosted window, electric radiator, smoke alarm and doors to two bedrooms and bathroom.

Bedroom One

16'6 x 15'4 (5.03m x 4.67m)

UPVC double glazed window, electric radiator and feature wall lights.

Bedroom Two

12'6 x 6'10 (3.81m x 2.08m)

UPVC double glazed window and electric radiator.

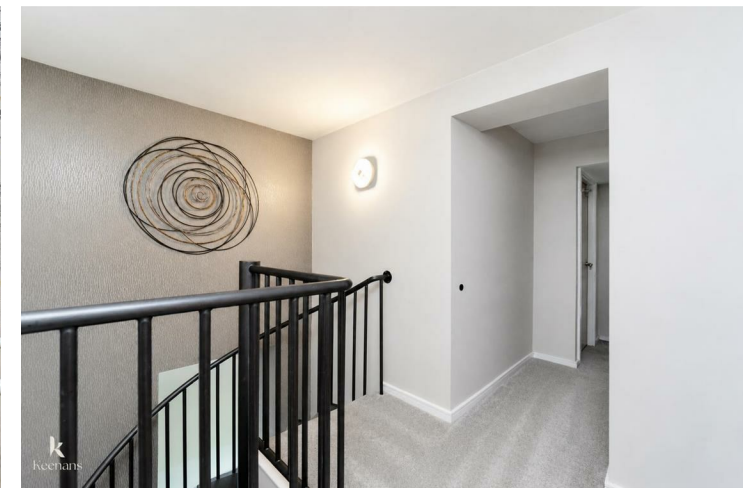
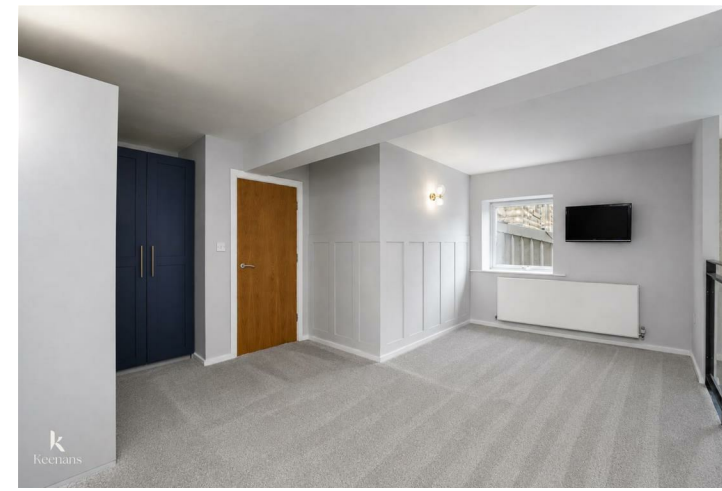
Bathroom

10'4 x 6'0 (3.15m x 1.83m)

UPVC double glazed frosted window, heated towel rail, dual flush WC, vanity top wash basin, panelled bath with direct feed shower overhead, LED mirror, tiled elevations, PVC panelled ceiling with spotlights and wood effect flooring.

External

Tel: 01616960085



www.keenans-estateagents.co.uk