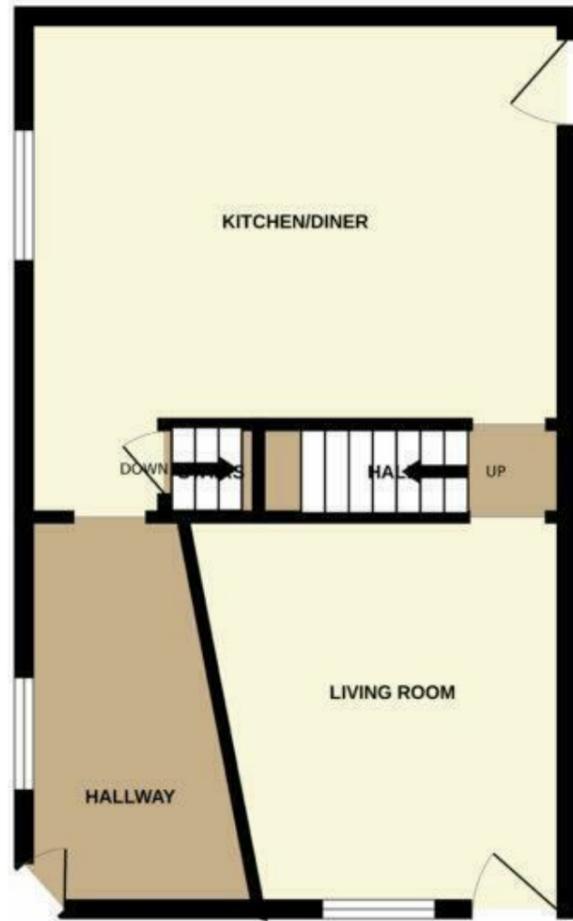


GROUND FLOOR

1ST FLOOR

# KEENANS

Sales & Lettings



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.

## Bury Road, Rossendale, BB4 5PE

### £875

SPACIOUS END TERRACE PROPERTY

Nestled on Bury Road in the charming town of Haslingden, Rossendale, this delightful end terrace house is now available for rent. With its neutral decoration throughout, the property offers a fresh and inviting atmosphere, perfect for those looking to make it their home.

The house features a well-proportioned reception room, providing a comfortable space for relaxation and entertaining. The two spacious bedrooms are designed to accommodate a variety of furnishings, ensuring ample room for both rest and study. The highlight of the property is the four-piece bathroom suite, which adds a touch of luxury and convenience to daily routines.

This end terrace property boasts good-sized rooms, allowing for a versatile living experience. Whether you are a small family, a couple, or an individual seeking extra space, this home caters to your needs. The layout is practical and functional, making it easy to settle in and enjoy your surroundings.

Located in the heart of Haslingden, residents will benefit from the local amenities and community spirit that this area has to offer. With easy access to nearby parks and transport links, this property is ideal for those who appreciate both tranquility and connectivity.

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

# Bury Road, Rossendale, BB4 5PE

£875



- Two Double Bedroom End Terrace
- Close Proximity To Local Amenities
- Four Piece Bathroom Suite
- Modern Fitted Kitchen
- Recently Painted and Carpeted Throughout
- Two Cellar Rooms
- Deceptively Spacious
- Excellent Transport Links
- Council Tax Band A
- EPC Rating D

## Ground Floor

### Entrance Hallway/Reception Room Two

14 x 7 (4.27m x 2.13m)

Hardwood panelled door, UPVC double glazed window, central heating radiator, wood effect laminate flooring and open through to kitchen.

### Kitchen/Diner

16 x 12'1 (4.88m x 3.68m)

UPVC double glazed window, central heating radiator, a range of wood panelled wall and base units, laminate worktops, stainless steel sink with drainer and mixer tap, tiled splashbacks, integrated dishwasher, space and plumbing for washing machine, space for fridge freezer, electric oven, four ring induction hob, extractor, doors to shared yard, inner hall and cellar.

### Inner Hallway

Access to staircase leading to the first floor and reception room.

### Reception Room

14'1 x 12 (4.29m x 3.66m)

UPVC double glazed window, central heating radiator, exposed wooden flooring, living flame gas fire, wooden fire surround, original hardwood side entrance door.

## First Floor

### Landing

Doors leading to two bedroom, bathroom and storage cupboard.

### Bedroom One

14'1 x 12 (4.29m x 3.66m)

UPVC double glazed window, central heating radiator, door to over stairs storage and wood effect flooring.

### Bedroom Two

16 x 9 (4.88m x 2.74m)

UPVC double glazed window, central heating radiator and loft access.

### Bathroom

11 x 8 (3.35m x 2.44m)

UPVC double glazed frosted window, chrome heated towel rail, four piece bath suite with panelled bath including jacuzzi jets and Tempa taps, dual flush WC, vanity wash basin with Tempa mixer tap, tiled elevations and vinyl flooring.

### Cellar

#### Room One

13 x 10 (3.96m x 3.05m)

Gas and electric meters and open to room two.

#### Room Two

13 x 7 (3.96m x 2.13m)

## External

### Rear

Shared back yard.

### Front

On street parking.

## Agents Notes

Council Tax Band A



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