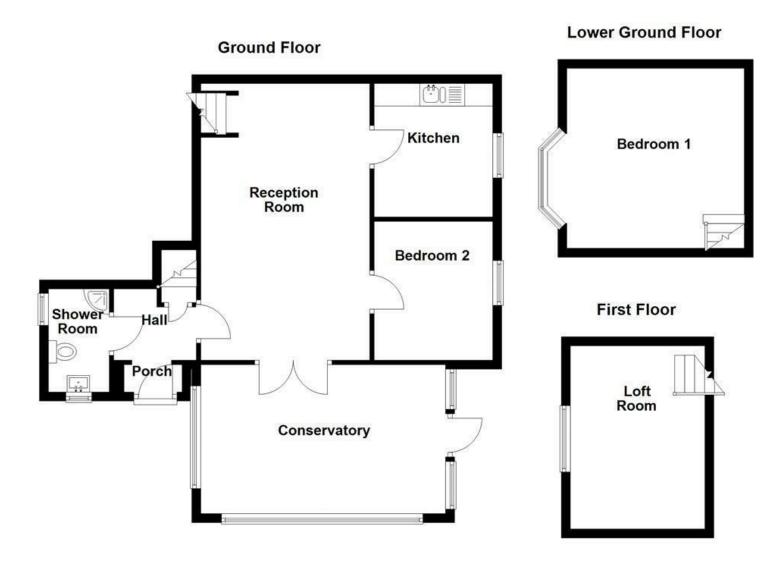
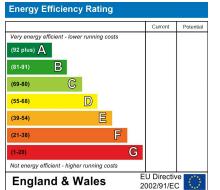
KEENANS Sales & Lettings





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Burnley Road East, Rossendale, BB4 9QR £180,000

AN ENVIABLE DETACHED BUNGALOW

Situated within a private plot and offering wrap around gardens, spacious rooms and neutral decorations, this enviable two bedroom detached bungalow is being proudly welcomed to the market in the desirable location of Water. Not overlooked, this property boasts fantastic loft conversion, two double bedrooms, added conservatory and is the perfect investment opportunity truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rawtenstall, Bacup, Burnley and major motorway links. With stunning countryside views, modern shower room and being a complete blank canvas, this property is the perfect home for any potential buyer to put their own stamp on!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, shower room and staircase to the lower ground floor bedroom. The reception room leads on to a kitchen, conservatory, bedroom and staircase to the loft conversion. Externally there are wrap around gardens with laid to lawn, paving, bedding, mature shrubs, greenhouse and access on to two cellar spaces.

For further information or to arrange a viewing please contact our Rossendale branch at your earliest convenience.

Burnley Road East, Rossendale, BB4 9QR £180,000













- Tenure Leasehold
- On Street parking
- Situated On A Private Plot
- Close Proximity To Local Amenities
- Council Tax Band B
 - Wrap Around Gardens
 - Two Double Bedrooms
- EPC Rating TBC
- Ideal Investment Opportunity
- Easy Access To major Network Links

Ground Floor

Entrance

UPVC double glazed door to porch.

Porch

4'6 x 1'9 (1.37m x 0.53m)

5'1 x 5'3 (1.55m x 1.60m)

and door to stairs to lower ground floor.

Shower Room

7'7 x 4'6 (2.31m x 1.37m)

Two UPVC double glazed frosted window, three piece suite, direct feed rainfall corner shower enclosure, dual flush WC, vanity top wash basin with waterfall mixer tap, PVC panel elevation, spotlights, extractor fan and tiled effect lino.

Reception Room

20'3 x 12'4 (6.17m x 3.76m)

Gas fire, coving, smoke alarm, doors to kitchen and bedroom two, UPVC double glazed French doors to conservatory and stairs to first

Kitchen

 $9^{\circ}9 \times 8^{\circ}8 \ (2.97m \times 2.64m)$ UPVC double glazed window, range of panel wall and base units, marble effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, space for oven, washing machine and fridge freezer and hard wood floor.

Bedroom Two

10' x 8'8 (3.05m x 2.64m)

Conservatory

17'11 x 10'11 (5.46m x 3.33m)

Lower Ground Floor

Bedroom One

13'10 x 13'6 (4.22m x 4.11m)

UPVC double glazed bay window, electric heater and Voleira boiler.

First Floor

Loft Room

13'5 x 9'10 (4.09m x 3.00m)

UPVC double glazed window, electric heater and integrated storage.

Wrap around garden with paving, bedding areas, mature shrubs, green house and access to two cellar spaces.















