



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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- 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)

Open to hall.

Hall

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

Electric heater, tiled effect lino, doors to shower room, reception room 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 floor.

Kitchen

9'9 x 8'8 (2.97m x 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)

UPVC double glazed window and electric storage heater.

Conservatory

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

UPVC double glazed window, polycarbonate ceiling and UPVC double glazed door to rear.

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.

External

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



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