



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D	59		
(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.

## Brookland Street, Rossendale, BB4 7JX

### Offers Over £180,000

TWO BEDROOM END TERRACED PROPERTY NOT TO BE MISSED

Nestled on Brookland Street in the charming area of Rossendale, this delightful end-terraced home offers a serene lifestyle with stunning views of the picturesque canal. Surrounded by nature, this property is perfect for those who appreciate the beauty of the outdoors while enjoying the comforts of modern living.

As you approach the home, you will find convenient on street parking at the front, ensuring ease of access. The rear garden is designed for low maintenance, allowing you to spend more time enjoying the tranquil surroundings rather than tending to upkeep.

Inside, the ground floor boasts a spacious reception room, ideal for both relaxation and entertaining. The large kitchen provides ample space for culinary pursuits, making it a wonderful hub for family gatherings or intimate dinners.

Venturing to the first floor, you will discover two well-proportioned bedrooms, each offering a peaceful retreat after a long day. The modern bathroom is thoughtfully designed, providing a stylish and functional space for your daily routines.

This home is not just a property; it is a lifestyle choice, combining comfort, convenience, and the beauty of nature. Whether you are a first-time buyer or looking to downsize, this charming residence on Brookland Street is sure to impress. Do not miss the opportunity to make this lovely house your new home.

# Brookland Street, Rossendale, BB4 7JX

Offers Over £180,000



- Tenure freehold
- On Street Parking
- Ideal First Time Buy With Viewing Essential
- Sought After Location
- Council Tax Band A
- Picturesque Views
- Fitted Kitchen/Dining Area And Modern Three Piece Bathroom Suite
- EPC Rating D
- Two Generously Sized Bedrooms
- Easy Access To Major Commuter Routes

## Ground Floor

### Entrance Hallway

5' x 3'2 (1.52m x 0.97m)

### Reception Room

13'8 x 14'1 (4.17m x 4.29m)

### Kitchen/Dining Area

13'8 x 9'5 (4.17m x 2.87m)

## First Floor

### Landing

7'2 x 4'11 (2.18m x 1.50m)

### Bedroom One

16'9 x 10'8 (5.11m x 3.25m)

### Bedroom Two

11'5 x 9'4 (3.48m x 2.84m)

### Bathroom

7'8 x 7'6 (2.34m x 2.29m)



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