



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(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.

## Burnley Road East, Rossendale, BB4 9PL

### £170,000

A PICTURESQUE MID TERRACED PROPERTY

Nestled on Burnley Road East in the charming area of Rossendale, this exceptional mid-terraced house is a true gem. Presented and maintained to the highest standard, the property boasts stylish decoration that seamlessly blends modern aesthetics with comfort.

Upon entering, you will be greeted by a spacious open-plan kitchen diner, perfect for both entertaining guests and enjoying family meals. The kitchen is equipped with contemporary fittings, making it a delightful space for culinary enthusiasts. The living room features a multi-fuel burner, creating a warm and inviting atmosphere, ideal for cosy evenings in.

This lovely home offers two generously sized double bedrooms, providing ample space for relaxation and rest. One of the standout features of this property is the rear garden, which is not overlooked, offering a sense of privacy and tranquillity. The enviable garden space is perfect for outdoor gatherings, gardening, or simply enjoying the fresh air.

Situated in a picturesque location, this property is ready for you to move straight into, making it an ideal choice for first-time buyers or those looking to downsize. With its combination of modern living and charming features, this home truly represents a wonderful opportunity in the heart of Rossendale. Don't miss the chance to make this stunning property your own.

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

Burnley Road East, Rossendale, BB4 9PL  
£170,000

2 1 1 D

- Charming Mid Terrace Property
- Contemporary Fitted Dining Kitchen
- On Street Parking
- EPC Rating D
- Two Bedrooms
- Move-in Ready
- Tenure Freehold
- Three Piece Bathroom Suite
- Open Aspect Views to Rear
- Council Tax Band B

Ground Floor

Entrance Hall  
7'3 x 3'8 (2.21m x 1.12m)

Reception Room  
13'5 x 13'1 (4.09m x 3.99m)

Kitchen/Dining Area  
16'6 x 8'11 (5.03m x 2.72m)

First Floor

Landing  
12'1 x 5'7 (3.68m x 1.70m )

Bedroom One  
13'1 x 10'6 (3.99m x 3.20m)

Bedroom Two  
10'10 x 10'2 (3.30m x 3.10m)

Bathroom  
10'6 x 9'0 (3.20m x 2.74m)

