



## Burnley Road East, Rossendale, BB4 9JR

### Offers Over £190,000

A GORGEOUS RECENTLY RENOVATED TWO BEDROOM HOME WITH TWO LOFTROOMS

Nestled on Burnley Road East in the charming area of Rossendale, this beautifully renovated semi detached home presents an exceptional opportunity for first-time buyers or families seeking a comfortable and stylish living space. Spanning four thoughtfully designed floors, the property boasts two well-proportioned bedrooms, complemented by two attic rooms that currently serve as an additional bedroom and a dressing room, providing ample space for relaxation and personalisation.

The interior is neutrally finished throughout, creating a cosy and welcoming atmosphere that is ready for you to move in and make your own. The layout is both practical and inviting, ensuring that every corner of the home is utilised to its fullest potential. The low-maintenance rear yard offers a perfect outdoor retreat, ideal for enjoying a morning coffee or hosting friends on a sunny afternoon.

This delightful home combines modern living with the charm of a traditional stone built semi, making it a perfect choice for those looking to settle in a vibrant community. With its convenient location and well-appointed spaces, this property is not to be missed. Come and experience the warmth and comfort of this lovely home for yourself.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	47	80
<b>England &amp; Wales</b>	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.



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- Exceptional Semi Detached Property
  - Fully Renovated Throughout
  - On Street Parking
  - EPC Rating E
- Two Bedrooms
  - Stunning Dining Kitchen
  - Tenure Leasehold
- Three Piece Bathroom Suite
  - Low Maintenance Yard to Rear
  - Council Tax Band A

Ground Floor

Entrance Hall

5'3 x 4'0 (1.60m x 1.22m)  
Composite double glazed frosted front door, luxury vinyl flooring, door to reception room and stairs to first floor.

Reception Room

15'2 x 12'0 (4.62m x 3.66m)  
UPVC double glazed window, central heating radiator, cast iron log burner with stone hearth and wooden mantel, alcove storage, luxury vinyl flooring and door to kitchen.

Kitchen

15'0 x 14'8 (4.57m x 4.47m)  
Two UPVC double glazed windows, central heating radiator, range of wall and base units with laminate work surfaces, central island with breakfast bar, integrated high rise oven, four ring electric hob, composite sink and drainer with mixer tap, integrated fridge freezer, integrated dishwasher, enclosed washing machine and dryer, enclosed boiler, wood effect flooring, door to stairs to lower ground floor and composite door to rear.

Lower Ground Floor

Cellar

15'0 x 14'7 (4.57m x 4.45m)  
Stone flag flooring, stone table, electric meter and fuse box.

First Floor

Landing

UPVC double glazed window, central heating radiator, doors leading to two bedrooms, bathroom and stairs to second floor.

Bedroom One

15'1 x 9'3 (4.60m x 2.82m)  
UPVC double glazed window and central heating radiator.

Bedroom Two

15'3 x 8'3 (4.65m x 2.51m)  
UPVC double glazed window and central heating radiator.

Bathroom

7'9 x 5'8 (2.36m x 1.73m)  
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, L-shaped panel bath with mixer tap and overhead direct feed rainfall shower with rinse head, tiled elevations, extractor fan and tiled flooring.

Second Floor

Attic Room

13'10 x 10'5 (4.22m x 3.18m)  
Velux window, electric radiator and door to dressing area.

Dressing Area

14'0 x 7'3 (4.27m x 2.21m)  
Velux window and under eave storage.

External

Rear

Enclosed yard.



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