

Ground Floor

First Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(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 9LB

£175,000

AN OUTSTANDING MID TERRACED PROPERTY

Nestled on Burnley Road East in the charming town of Rossendale, this exquisite mid-terraced house is a delightful blend of modern updates and classic character. As you step inside, you will be greeted by two spacious open-plan living areas that create a warm and inviting atmosphere, perfect for both relaxation and entertaining. The contemporary fitted kitchen is a true highlight, featuring built-in appliances and stunning exposed stone rendering that adds a touch of elegance to the space.

One of the standout features of this property is the conservatory, currently utilised as a home office, which offers a bright and airy space to work or unwind. Upstairs, you will find two generously sized double bedrooms, providing ample space for rest and relaxation, along with a modern family bathroom that caters to all your needs.

The property is situated in a picturesque area, ensuring privacy and tranquillity, with a lovely stream flowing at the rear. The beautifully landscaped rear yard is an ideal spot for outdoor gatherings or simply enjoying the serene surroundings.

This home is perfect for a small family or a couple looking to move straight in without the hassle of renovations. With its charming features and convenient location, this property is a rare

Burnley Road East, Rossendale, BB4 9LB

£175,000

2 1 2 D

- An Exceptional Mid Terraced Property
- Fully Renovated Throughout
- Two Double Bedrooms
- Sought After Location With Stream Views
- Modern Fixtures And Fittings
- Stylish Interiors
- On Street Parking
- Council Tax Band A
- EPC Rating D
- Tenure Leasehold

Ground Floor

Hallway

15'8 x 3'1 (4.78m x 0.94m)

Reception Room Two

13'5 x 11'3 (4.09m x 3.43m)

Reception Room One

11'5 x 10'5 (3.48m x 3.18m)

Kitchen

10'2 x 7'8 (3.10m x 2.34m)

Conservatory

8 x 7'8 (2.44m x 2.34m)

First Floor

Landing

13'7 x 4'6 (4.14m x 1.37m)

Bedroom One

14'2 x 11'4 (4.32m x 3.45m)

Bedroom Two

13'8 x 9'2 (4.17m x 2.79m)

Bathroom

9'11 x 7'7 (3.02m x 2.31m)

