



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	50	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Rockcliffe Street, Rossendale, BB4 8HD

£125,000

MODERN TWO BEDROOM END TERRACE PROPERTY- SOLD WITH TENANT IN SITU

Located on the charming Rockcliffe Street in Rossendale, this delightful two bedroom end terrace house presents an excellent opportunity for savvy investors. The property boasts a spacious lounge, perfect for relaxation and entertaining, while the modern kitchen is designed to meet the needs of contemporary living.

Both double bedrooms offer ample space, ensuring comfort for residents. The well-appointed bathroom adds to the home's appeal, providing a stylish and functional area for daily routines. Outside, the good-sized rear yard is a fantastic feature, providing a private outdoor space for gardening, leisure, or simply enjoying the fresh air. Additionally, the outdoor storage is a practical touch, ideal for keeping your belongings organised.

Conveniently located close to local amenities, this property is well-positioned to enjoy the best of what Rossendale has to offer. With its blend of comfort, modernity, and practicality, this home is not to be missed. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this end terrace house is a wonderful choice.

Rockcliffe Street, Rossendale, BB4 8HD

£125,000

 2  1  1  E

- End Terraced Property
 - Fitted Kitchen
 - On Street Parking
 - EPC Rating: E
- Two Bedrooms
 - Three Piece Bathroom
 - Tenure: Freehold
- Spacious Reception Room
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Vestibule
3'8 x 2'8 (1.12m x 0.81m)
UPVC double glazed frosted entrance door, stone effect tiled floor and hardwood frosted door and window to reception room

Reception Room
13'10 x 13'6 (4.22m x 4.11m)
UPVC double glazed window, central heating radiator, log burner stove, brick surround, stone effect tiled floor and doors to stairs to first floor and kitchen,

Kitchen
10'11 x 8'5 (3.33m x 2.57m)
UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, one and half bowl composite sink with draining board and mixer tap, space for freestanding cooker, plumbing for washing machine, pace for fridge freezer, under stairs storage, stone effect tiled floor and UPVC double glazed frosted door to rear.

First Floor

Landing
8'5 x 5'6 (2.57m x 1.68m)
Smoke alarm, over stairs storage and doors to two bedrooms and bathroom.

Bedroom One
14'9 x 14' (4.50m x 4.27m)
UPVC double glazed window, central heating radiator and storage.

Bedroom Two
8'5 x 8'1 (2.57m x 2.46m)
UPVC double glazed window and central heating radiator.

Bathroom
8'7 x 5'5 (2.62m x 1.65m)
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, pedestal wash basin with mixer tap, tiled panel bath with mixer tap and direct feed rainfall shoer and rinse head over, extractor fan, PVC panel ceiling, tiled elevation and wood effect flooring.

External

Rear
Enclosed yard and brick outbuilding.



Tel: 01706215618

www.keenans-estateagents.co.uk