



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>	77	80
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Sizehouse Village, Rossendale, BB4 6TD

### Offers Over £80,000

\*A FULLY RENOVATED TWO BEDROOM FIRST FLOOR APARTMENT WITH GARAGE\*

This beautifully presented, modern two bedroom apartment is being proudly welcomed to the market in a highly desired area of Haslingden on a private and highly desired complex. Boasting modern fixtures and fittings, spacious rooms and garage, this property is the perfect home for a couple looking to downsize or a small family unit! With stunning communal gardens and off road parking, making the property a perfect, quaint home with everything! Situated conveniently close to bus routes, regarded schools, local amenities and with swift network links to Manchester, Blackburn and Rawtenstall. The property comprises briefly; a welcoming hallway provides access through to a spacious reception room and modern three-piece bathroom. The reception room then leads to a modern fitted kitchen and two bedrooms. Externally there are beautiful communal gardens, stunning views, off road parking and garage access. The garage has a running water supply. For further information or to arrange a viewing please contact our Rawtenstall office at your earliest convenience.



# Sizehouse Village, Rossendale, BB4 6TD

## Offers Over £80,000

 **2**  **1**  **1**  **C**

- Modern Apartment
- Pleasant Location
- Off Road Parking
- Two Bedrooms
- Near Amenities
- Beautiful Communal Gardens
- Stylish Fitted Kitchen
- Elegantly Finished
- Viewing Essential

### Ground Floor

#### Entrance Porch

Wood frame door to the hallway.

#### Hallway

8'6 x 3' (2.59m x 0.91m)

Central heating radiator, spotlights, doors to the reception room and the bathroom.

#### Reception Room One

16' x 8'5 (4.88m x 2.57m)

UPVC double glazed window, central heating radiator, television point and doors to two bedrooms and the Kitchen.

#### Kitchen

11'7 x 8'1 (3.53m x 2.46m)

UPVC double glazed window, central heating radiator, range of white wall and base units, granite effect surfaces, tiled splashbacks, one and a half bowl, stainless steel sink, drainer and mixer tap, space for fridge freezer, plumbing for washing machine, combination boiler and vinyl flooring.

#### Bedroom One

10' x 9'5 (3.05m x 2.87m)

UPVC double glazed window, central heating radiator, and wood effect flooring.

#### Bedroom Two

8'10 x 6'6 (2.69m x 1.98m)

UPVC double glazed window and central heating radiator..

#### Bathroom

8'1 x 6' (2.46m x 1.83m)

UPVC double glazed frosted window, central heating radiator, three piece suite comprising of panel bath with direct feed shower, pedestal wash basin, with mixer tap, twin flush WC, part tiled elevations, and vinyl flooring.

#### External

#### Grounds

Communal gardens and parking and access to the garage.

#### Agents Notes

Council Tax band A.

#### Garage

Locked facility.



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