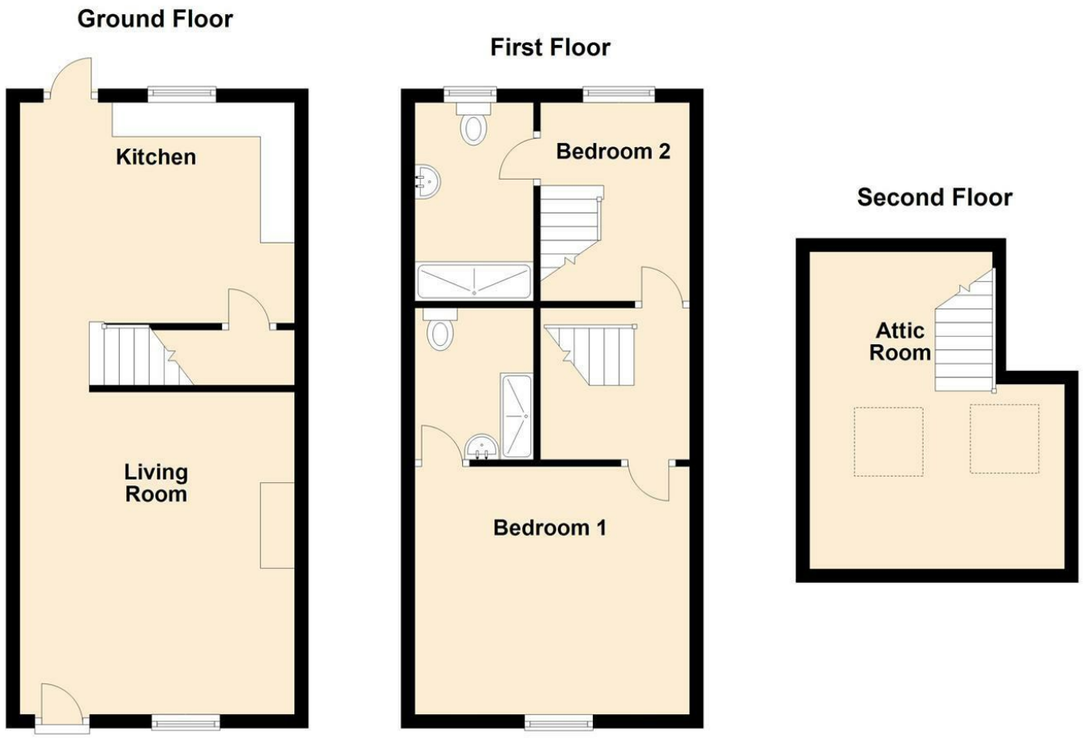
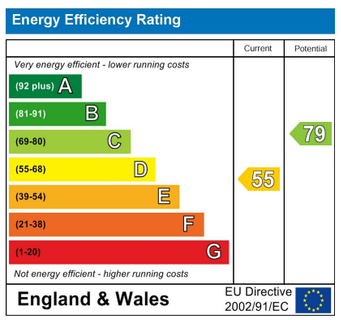
Keenans



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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.

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Clarence Street, Rossendale, BB4 8NX

Offers Over £140,000

THE PERFECT FIRST TIME HOME WITH GARAGE

Keenans are proud to offer this deceptively spacious two bedroom terraced property situated just a short drive to the town centre of Rawtenstall. This property is perfect for a first time home with the area including, well regarded schools, popular local amenities and pub restaurants. The property offers a spacious reception room, a bright fitted kitchen and dining room which provides access to an enclosed paved yard, two bright bedrooms each with access to a shower room and an extensive attic room.

The property comprises briefly: entrance to the living room which has a doorway to the kitchen and dining room. The bright kitchen has stairs leading to the first floor and doors providing access to the rear yard and to under the stairs storage cupboard. To the first floor there is a landing, with doors providing access to two bedrooms. The main bedroom has a door providing access to a three piece shower room. The second bedroom has stairs leading to the second floor attic room and a door to a second shower room.
Externally, to the rear of the property there is an enclosed paved yard with access to a detached single garage. To the front of the property there is an enclosed garden with mature shrubs.

For any further information or to book any viewings, please contact the Rawtenstall team at your earliest convenience

Clarence Street, Rossendale, BB4 8NX

Offers Over £140,000

2 2 1 D

- Council Tax band A
- Attic Room
- EPC Rating D
- Tenure Leasehold
- Two Well Proportioned Bedrooms
- Close Local Amenities
- Enclosed Rear Yard & Detached Garage For Off Road Parking
- Well Presented
- Modern Fitted Kitchen And Two Shower Rooms
- Must Be Viewed

Ground Floor

Living Room

15'3 x 13'1 (4.65m x 3.99m)

Central heating radiator, UPVC double glazed window, coving, gas fire, television point, electric metre, laminate flooring, open to kitchen.

Kitchen

13'1 x 13'7 (3.99m x 4.14m)

Central heating radiator, UPVC double glazed window, Wood wall and base units, laminate worktops, stainless steel sink and drain with mixer tap, four ring gas hob, extractor hood, plumbing for washer, space for fridge, part tiled elevations, laminate flooring, coving, door to rear yard, dish washer, Newworld Oven.

First Floor

Landing

6'9 x 4'9 (2.06m x 1.45m)

Smoke alarm, doors to two bedrooms, coving.

Bedroom One

11'1 x 13'3 (3.38m x 4.04m)

Central heating radiator, UPVC double glazed window, coving, wood effect floor, door to shower room, television point.

Shower Room

8'3 x 6'9 (2.51m x 2.06m)

Central heated towel rail, UPVC double glazed frosted window, dual flush WC, pedestal wash basin with traditional tap, main feed shower, part tiled elevations, tiled floor, spotlights, extractor fan.

Bedroom Two

10'4 x 8'4 (3.15m x 2.54m)

Central heating radiator, UPVC double glazed window, coving, wood effect floor, door to shower room, television point, stairs to second floor.

Shower Room

10'3 x 5 (3.12m x 1.52m)

Dual flush WC, pedestal wash basin with traditional tap, main feed shower, part tiled elevations, tiled floor, spotlights, extractor fan.

Second Floor

Attic Room

15'4 x 11'3 (4.67m x 3.43m)

Two velux windows

External

Rear

Enclosed paved yard with access to a detached garage

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