

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

592 Burnley Road, Rossendale, BB4 8AJ

£129,950

LARGE OPEN PLAN FLAT WITH MODERN DECOR AND APPLIANCES

Nestled in the heart of Rossendale, this charming flat on Burnley Road is a true gem waiting to be discovered. Boasting modern decor and appliances, this property offers a perfect blend of style and functionality.

As you step inside, you'll be greeted by a spacious flat that provides ample room for all your needs. The tranquil rear balcony is the ideal spot to unwind after a long day, offering a peaceful retreat right in the heart of the village.

Convenience is key with this property, as it offers easy access to local amenities, ensuring that everything you need is right at your doorstep. Whether you're looking to enjoy a leisurely stroll in the village or simply relax in the comfort of your own home, this property has it all.

Don't miss out on the opportunity to make this house on Burnley Road your new home. Book a viewing today and experience the perfect blend of modern living and convenience in one of Rossendale's most sought-after locations.

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£129,950

 1  1  1  C

- Two Storey Flat
 - Fitted Kitchen
 - Leasehold
- One Bedroom
 - Three Piece Bathroom
 - Council Tax Band: B
- Spacious Reception Room
 - On Street Parking
 - EPC Rating: C

Ground Floor

Hall

15'1 x 10'8 (4.60m x 3.25m)
Hardwood door from communal entrance, central heating radiator, spotlights, storage, laminate flooring, stairs to first floor and doors to kitchen and utility room.

Utility Room

5'4 x 2' (1.63m x 0.61m)
Plumbing for washing machine and tiled floor.

Kitchen

13'8 x 12'11 (4.17m x 3.94m)
Central heating radiator, spotlights, wood effect wall and base units, laminate worktops, one and half bowl stainless steel sink with draining board and mixer tap, integrated single oven, four burner gas hob, extractor hood, tiled splash back, integrated fridge freezer, laminate floor and open access to reception room.

Reception Room

13'8 x 12'1 (4.17m x 3.68m)
Central heating radiator, spotlights, laminate flooring and UPVC double glazed patio to rear.

First Floor

Landing

15'9 x 10'8 (4.80m x 3.25m)
Central heating radiator, storage and doors to bedroom and bathroom.

Bedroom

10'1 x 6'1 (3.07m x 1.85m)
Central heating radiator and gallery overlooking reception room.

Bathroom

10'1 x 6'1 (3.07m x 1.85m)
Central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, P shaped panel bath with mixer tap and direct feed shower over, extractor fan, part tiled elevations and laminate flooring.

External

Rear

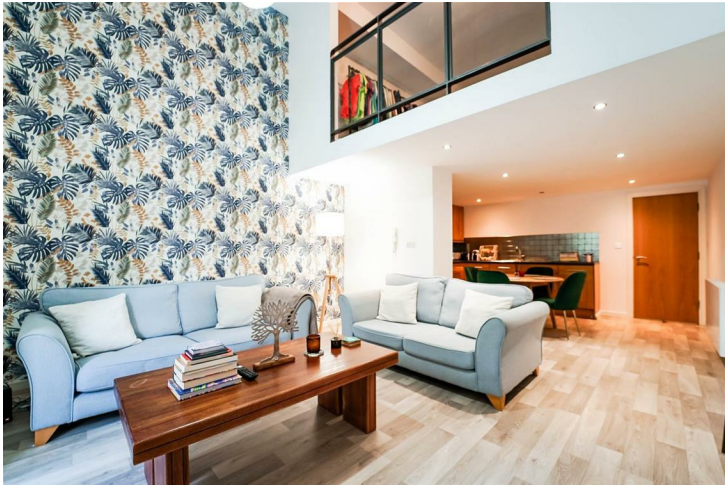
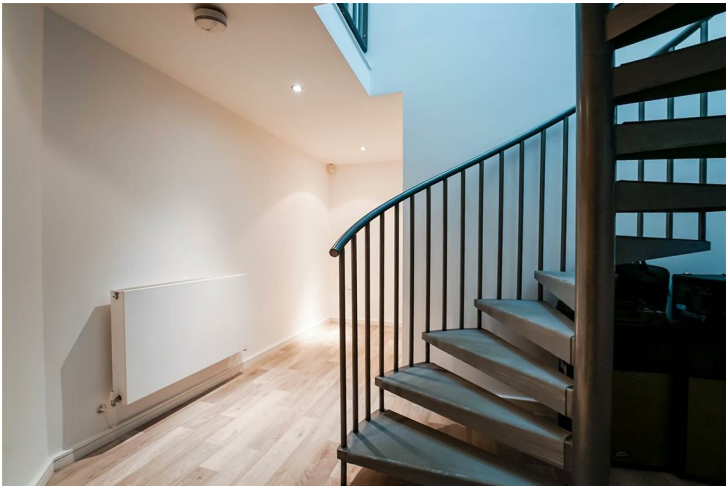
Enclosed decking balcony.

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