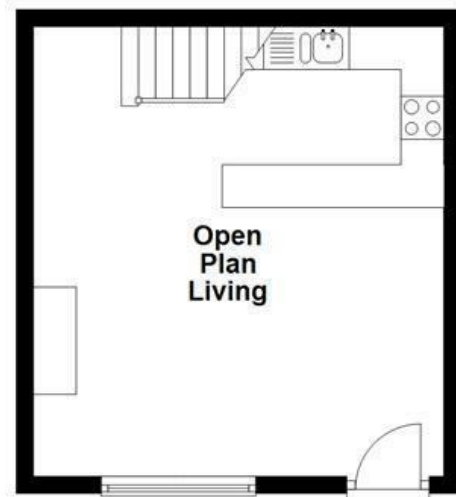
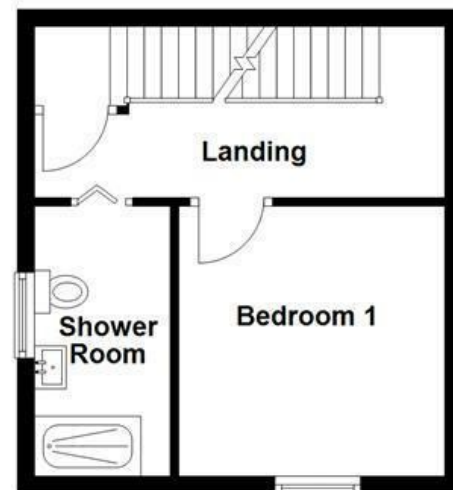


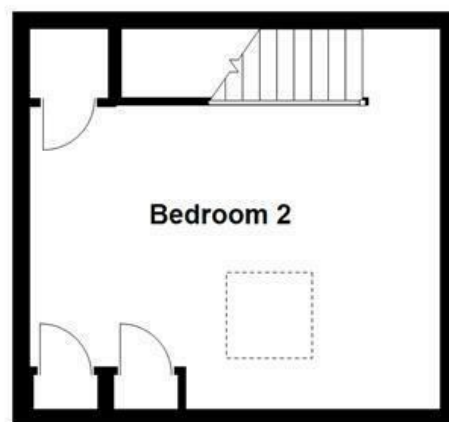
Ground Floor




First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>51</b>	<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Burnley Road, Rossendale, BB4 8LA

### £110,000

CHARMING TWO BEDROOM END TERRACE PROPERTY IN THE HEART OF ROSSENDALE

Welcome to Burnley Road!! This end terrace property presents an excellent opportunity for those seeking a comfortable and convenient home. Boasting two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for extra space.

The open plan kitchen is a standout feature, providing a modern and inviting space for cooking and entertaining. Its design allows for a seamless flow into the living area, making it perfect for social gatherings or simply enjoying a quiet evening at home. The spacious shower room adds to the practicality of the property, ensuring that daily routines are both comfortable and efficient.

Situated in a great location, this home is conveniently close to a variety of amenities, including shops, schools, and parks, making it an ideal choice for those who appreciate easy access to local facilities. The surrounding area of Rossendale is known for its picturesque landscapes and community spirit, offering a pleasant environment for residents.

In summary, this spacious end terrace property on Burnley Road is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of modern living. With its appealing features and prime location, it is certainly worth considering for your next home.



Burnley Road, Rossendale, BB4 8LA  
£110,000

 **2**  **1**  **1**  **E**

- Terraced Property Back-To-Back
  - Three Piece Shower Room
  - Tenure: Leasehold
- Two Bedrooms
  - Compact Living
  - Council Tax Band: A
- Open Plan Living
  - On Street Parking
  - EPC Rating: E

Ground Floor

Open Plan Living

17'2 x 15'7 (5.23m x 4.75m)  
Composite frosted entrance door, two central heating radiators, UPVC double glazed window, wall mounted electric fire, meter cupboard, wall and base units, wood effect worktops, integrated oven, four burner gas hob, extractor hood, one and half bowl stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, part tiled elevation, part tiled floor, part wood effect laminate flooring and stairs to first floor.

First Floor

Landing

14'10 x 6'5 (4.52m x 1.96m)  
Central heating radiator, stairs to second floor and doors to bedroom and shower room.

Bedroom One

10'4 x 10'2 (3.15m x 3.10m)  
UPVC double glazed window and central heating radiator.

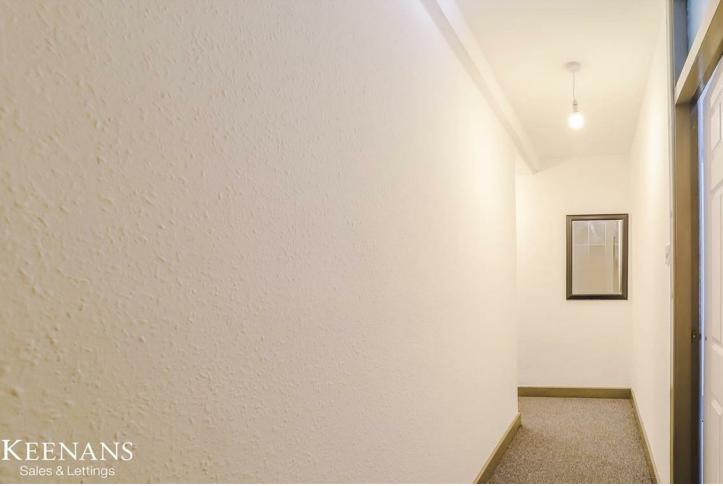
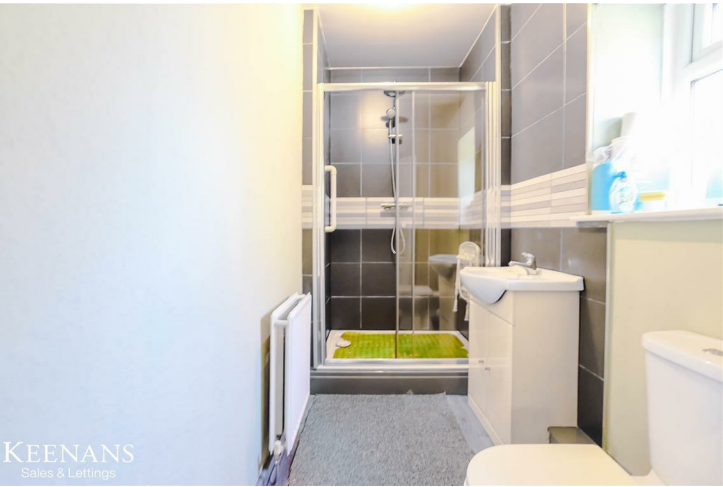
Shower Room

10' x 4'6 (3.05m x 1.37m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower in double enclosure, PVC clad ceiling, part tiled elevation and wood effect lino flooring.

Second Floor

Bedroom Two

15' x 13'6 (4.57m x 4.11m)  
Velux window, central heating radiator and storage cupboard.



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