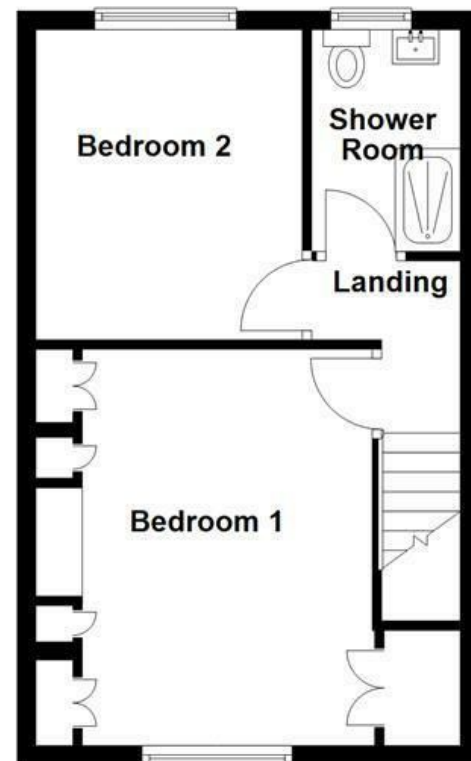


Ground Floor



First Floor



Edgeside Lane, Rossendale, BB4 9TY

Offers Over £130,000

AN IDYLIC MID TERRACED PROPERTY WITH ENVIABLE VIEWS

Nestled at the top of Edgeside Lane in the picturesque area of Rossendale, this mid-terraced house presents an exceptional opportunity for those seeking a property with immense potential. With no chain delay, this home is ready for you to make it your own, offering a complete blank canvas for your personal touch.

The property boasts an inviting open plan living space, perfect for both relaxation and entertaining. The two generously sized double bedrooms provide ample accommodation, making it ideal for families or those looking for extra space. The interior features neutral decoration throughout, allowing for easy integration of your preferred style and furnishings.

One of the standout features of this home is its stunning views, which can be enjoyed from various vantage points. The modern bathroom adds a touch of contemporary comfort, ensuring that you have all the conveniences you need.

Situated in a sought-after location, this property not only offers a tranquil living environment but also easy access to local amenities and transport links. Whether you are a first-time buyer, a growing family, or an investor, this house is a remarkable find in the heart of Rossendale. Don't miss the chance to explore the possibilities that await you in this delightful home.

For further information or to arrange a viewing please contact our Rossendale branch at your earliest convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	76
(39-54) E		
(21-38) F		
(1-20) G		
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.

Edgeside Lane, Rossendale, BB4 9TY

Offers Over £130,000

 **2**  **1**  **2**  **D**

- Mid Terrace Property
 - Fitted Kitchen
 - On Street Parking
 - EPC Rating: D
- Two Double Bedrooms
 - Three Piece Shower Room
 - Tenure: TBC
- Two Spacious Reception Rooms
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Hall

3'9 x 3'4 (1.14m x 1.02m)
UPVC double glazed frosted entrance door, smoke alarm, stairs to first floor and hardwood single glazed door to reception room one.

Reception Room One

12'1 x 11'8 (3.68m x 3.56m)
UPVC double glazed window, central heating radiator, cornice coving, two feature wall lights, gas fire, wood effect hearth and surround and open access to reception room two.

Reception Room Two

15' x 12'10 (4.57m x 3.91m)
UPVC double glazed window, central heating radiator, cornice coving, meter cupboard, TV point, under stairs storage and hardwood single glazed frosted door to kitchen.

Kitchen

9'11 x 7'6 (3.02m x 2.29m)
UPVC double glazed window, central heating radiator, hardwood wall and base units, laminate worktops, tiled splash backs, composite sink with draining board and mixer tap, space for freestanding cooker, extractor hood, space for fridge freezer, plumbing for washing machine, tiled flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

13'11 x 5'3 (4.24m x 1.60m)
Smoke alarm, loft access and hardwood single glazed frosted doors to two bedrooms and shower room.

Bedroom One

14'7 x 14 (4.45m x 4.27m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

11'5 x 9'5 (3.48m x 2.87m)
UPVC double glazed window, central heating radiator, coving and Main boiler.

Shower Room

7'10 x 5'2 (2.39m x 1.57m)
UPVC double glazed frosted window, central heating radiator, coving, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head in double enclosure, extractor fan, tiled elevations and tiled floor.

External

Rear

Enclosed tiered yard.

Front

Stone steps and composite decking.



Tel: 01706215618

www.keenans-estateagents.co.uk