



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		64	
(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.

Parkinson Street, Rossendale, BB4 5BE

£99,950

PERFECT FIRST TIME HOME!

Nestled in a quiet location, in the town of Haslingden, this property is perfect for first time buyers or somebody looking for a conveniently located downsize. The property provides easy access to local amenities, well regarded schools and popular commuter routes like bus links to Accrington and Bury as well as the M66 to Manchester. The property boasts a fitted kitchen, a spacious living room, two bedrooms, a three piece bathroom suite and a rear, enclosed yard.

The property comprises briefly: entrance into the vestibule. The vestibule has a door providing access to the living room. The living room has a door providing access to a small inner hall which has stairs leading to the first floor landing and a door to access the kitchen. The kitchen has a doorway to understairs storage and a door providing access to the rear yard. From the first floor landing there are doors providing access to two bedrooms and a three piece bathroom suite. Externally, the property boasts a rear, enclosed, paved patio yard with access to an outbuilding and a gate to a shared access road.

To arrange any viewings, please contact the Rawtentall team

Parkinson Street, Rossendale, BB4 5BE

£99,950

 2  1  1  D

- Mid Terraced Property
- Three Piece Bathroom
- On Street Parking
- EPC Rating D
- Spacious Living Room
- Two Bedrooms
- Tenure Leasehold
- Fitted Kitchen
- Enclosed Rear Yard
- Council Tax Band A

Ground Floor

Entrance

Enter via a UPVC door leading into the vestibule.

Vestibule

3'8" x 3'4" (1.14m x 1.04m)

Wood door leading into the living room.

Living Room

14 x 11'10 (4.27m x 3.61m)

UPVC double glazed window, central heating radiator, television point, gas fire with a wood hearth, integrated storage, laminate flooring, door leading to the inner hall.

Inner Hall

Door to kitchen, stairs leading up to the first floor.

Kitchen

14 x 9'07 (4.27m x 2.92m)

UPVC double glazed window, central heating radiator, wood wall and base units with laminate worktops, stainless steel sink and drain with mixer tap, oven and four ring gas hob and extractor hood, plumbing for washing machine, space for fridge freezer, part tiled elevations, tiled flooring, doorway to understairs storage, door leading out to the rear yard.

First Floor

Landing

7'11 x 6'02 (2.41m x 1.88m)

Doors leading to two bedrooms and a bathroom.

Bedroom One

14'01 x 11'11 (4.29m x 3.63m)

UPVC double glazed window, central heating radiator.

Bedroom Two

13'11 x 6'03 (4.24m x 1.91m)

UPVC double glazed window, central heating radiator, laminate flooring.

Bathroom

2'06 x 5'11 (0.76m x 1.80m)

Central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and rinse head, extractor fan, access to the attic, tiled walls, laminate flooring.

External

Rear

Enclosed paved patio yard and access to an outhouse, gate to a shared access road.



Tel: 01706215618

www.keenans-estateagents.co.uk