



Elizabeth Street, Rossendale, BB4 9LW

£120,000

THE PERFECT INVESTMENT OPPORTUNITY

Nestled on the charming Elizabeth Street in Rossendale, this outstanding three-bedroom mid-terraced house presents an exceptional opportunity for investors. Currently tenanted, this property boasts a remarkable loft conversion, providing additional living space that enhances its appeal. With two inviting living areas and a useful cellar, the home offers an abundance of indoor space, making it perfect for families or those seeking room to grow.

The property has been meticulously maintained, ensuring a welcoming atmosphere throughout. The added kitchen extension further enhances the functionality of the home, making it a delightful space for cooking and entertaining. Outside, you will find garden space both at the front and rear, providing a lovely area for relaxation or outdoor activities.

Conveniently located, this property is close to essential bus routes, local schools, and various amenities, ensuring that daily life is both easy and enjoyable. Additionally, it offers excellent transport links to Burnley, Rawtenstall, Manchester, and major motorways, making commuting a breeze.

This property is truly a gem in the market, representing a perfect rental opportunity that should not be overlooked. Whether you are an experienced investor or looking to enter the rental market, this home is a must-see. Don't miss your chance to secure this fantastic property in a desirable location.

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		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(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.

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- Tenure Leasehold
 - On Street Parking
 - Viewing Essential
 - Close Proximity To Local Amenities
- Council Tax Band A
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Abundance Of Space
- EPC Rating E
 - Ideal Rental Investment Opportunity
 - Easy Access To Major Network Links

Ground Floor

Entrance

UPVC double glazed frosted door to vestibule.

Vestibule

3'2 x 2'11 (0.97m x 0.89m)
Tiled floor and hard wood single glazed frosted door to hall.

Hall

10'2 x 3'2 (3.10m x 0.97m)
Central heating radiator, wood effect laminate flooring, hard wood single glazed frosted doors to reception room two and stairs to first floor.

Reception Room One

11'6 x 9'11 (3.51m x 3.02m)
UPVC double glazed window, central heating radiator, picture rail, tiled fire place, television point and wood effect laminate flooring.

Reception Room Two

12'7 x 12'2 (3.84m x 3.71m)
Central heating radiator, integrated alcove storage, tiled fireplace, wood effect laminate flooring, door to kitchen and UPVC double glazed French doors to rear.

Kitchen

14'1 x 5'10 (4.29m x 1.78m)
Two UPVC double glazed windows, central heating radiator, range of panel wall and base units, granite effect surface, tiled splash back, stainless steel one and a half sink and drainer with high spout spring neck mixer tap, integrated electric oven, four ring gas hob, extractor hood, space for fridge and freezer, washing machine, wood clad ro ceiling, spotlights, wood effect laminate flooring, open to pantry and door to stairs to lower ground floor.

Lower Ground Floor

Cellar

13'10 x 6'9 (4.22m x 2.06m)

First Floor

Landing

12'9 x 5' (3.89m x 1.52m)
UPVC double glazed window, central heating radiator, doors to two bedrooms, bathroom and stairs to second floor.

Bedroom One

15'2 x 9'10 (4.62m x 3.00m)
Two UPVC double glazed windows, central heating radiator and fitted wardrobe.

Bedroom Two

9'9 x 5' (2.97m x 1.52m)
UPVC double glazed window and central heating radiator.

Bathroom

9'9 x 7'5 (2.97m x 2.26m)
Central heating towel rail, dual flush WC, vanity top wash basin, wood panel bath with mixer tap and rinse head, tiled elevation, spotlights, feature wall light, extractor fan and lino.

Second Floor

Landing

4'4 x 2'2 (1.32m x 0.66m)
Doors to bedroom three and store room.

Bedroom Three

13'10 x 6'3 (4.22m x 1.91m)
Velux window, over stairs storage, wood panel elevation and wood effect laminate flooring.

Store Room

13'10 x 5'10 (4.22m x 1.78m)
Velux window and wood effect laminate flooring.

External

Garden space to front and rear of property.



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