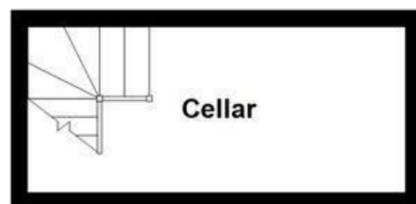
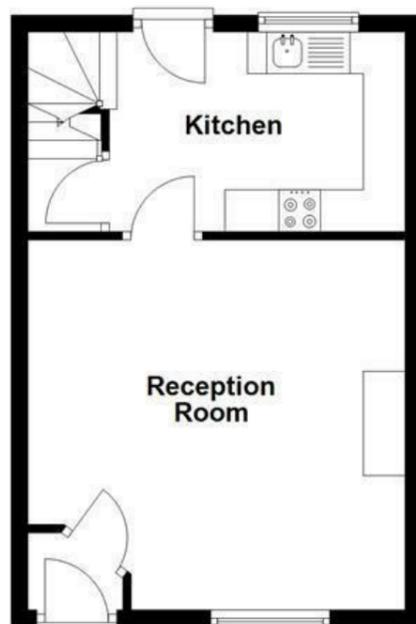


Lower Ground Floor



Ground Floor



First Floor



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		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.

## Booth Street, Rossendale, BB4 9AL

### £155,000

FULLY RENOVATED TWO BEDROOM MID TERRACE PROPERTY

Located on Booth Street in the charming area of Rossendale, this delightful two-bedroom mid-terrace house presents an excellent opportunity for first-time buyers seeking a modern and comfortable home. Recently fully renovated, the property boasts a spacious lounge that invites relaxation and social gatherings, making it the perfect space for entertaining friends and family.

The modern kitchen is equipped with fitted appliances, ensuring that cooking and meal preparation are both convenient and enjoyable. The design of the kitchen complements the overall contemporary feel of the home, providing a stylish yet functional area for culinary pursuits.

Both generously sized bedrooms offer ample space for rest and personalisation, catering to a variety of living arrangements. The family bathroom is well-appointed, providing a serene space for daily routines.

Additionally, the versatile cellar space adds further potential to the property, allowing for creative use as a storage area, a home office, or even a playroom, depending on your needs.

This property is not only a great first-time buy but also a wonderful place to call home, situated in a friendly community with easy access to local amenities. With its modern features and spacious layout, this house on Booth Street is sure to impress.

# Booth Street, Rossendale, BB4 9AL

£155,000



- Fully Renovated Mid Terrace Property
- Contemporary Fitted Kitchen
- On Street Parking
- EPC Rating TBC
- Two Bedrooms
- Neutral Decoration Throughout
- Tenure Leasehold
- Three Piece Bathroom Suite
- Move-in Ready
- Council Tax Band A

## Ground Floor

### Entrance Vestibule

3'9 x 3'0 (1.14m x 0.91m)

### Reception Room

14'11 x 14'7 (4.55m x 4.45m)

### Kitchen

14'10 x 7'10 (4.52m x 2.39m)

## Lower Ground Floor

### Cellar

14'5 x 6'6 (4.39m x 1.98m )

## First Floor

### Landing

5'4 x 2'9 (1.63m x 0.84m)

### Bedroom One

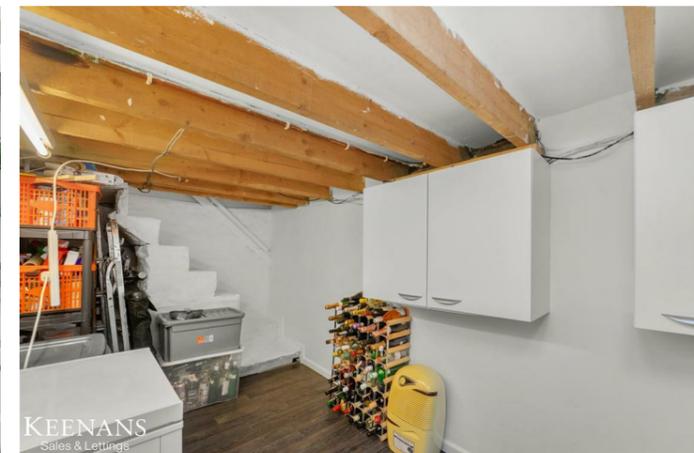
15'0 x 12'7 (4.57m x 3.84m)

### Bedroom Two

10'1 x 7'1 (3.07m x 2.16m)

### Bathroom

7'1 x 4'10 (2.16m x 1.47m)



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