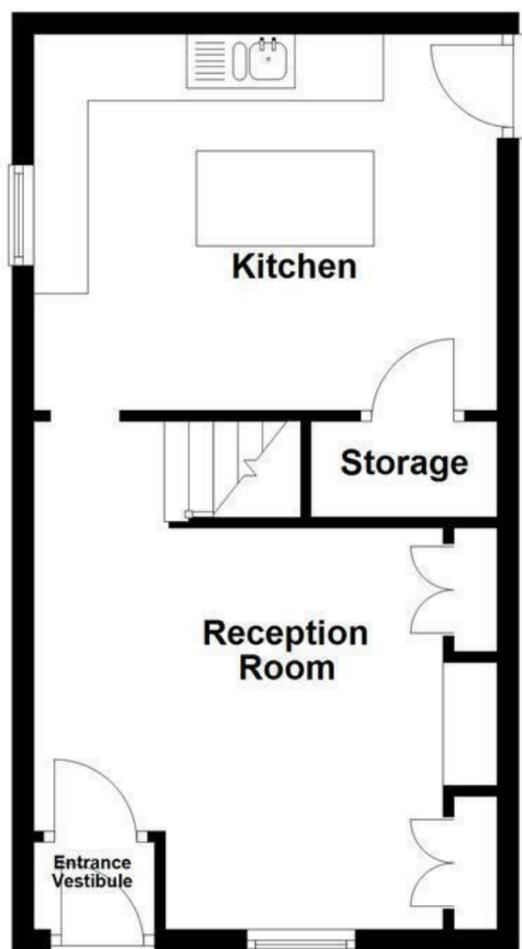
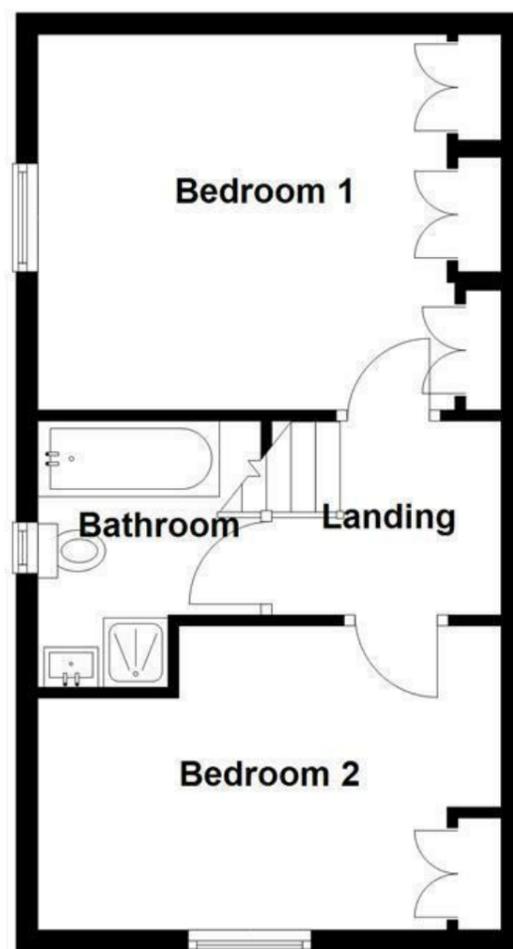


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(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.

## Burnley Road, Rossendale, BB4 8BH

### Offers Over £179,950

#### STUNNING END TERRACE PROPERTY

Welcome to this stunning Victorian built two-bedroom end terrace property located on Burnley Road, Crawshawbooth in Rossendale. This charming home has recently undergone a complete renovation, presenting itself with immaculate interiors that are sure to captivate your heart.

As you step inside, you'll be greeted by a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The open-plan kitchen is a true highlight of this home, boasting a central island that not only adds functionality but also enhances the overall aesthetic appeal.

The property features two well-appointed bedrooms, providing comfortable and cosy spaces for rest and relaxation. The beautiful four-piece family bathroom is a luxurious addition, offering a tranquil retreat where you can unwind after a long day.

Located in the desirable area of Crawshawbooth, Rossendale, this end terrace house is ideal for those seeking a peaceful and picturesque setting to call home. With its modern design, attention to detail, and convenient layout, this property is a true gem waiting to be discovered.

Don't miss out on the opportunity to make this house your own and experience the joys of modern living in a charming British setting. Contact us today to arrange a viewing and take the first step towards owning your dream home on Burnley Road.

# Burnley Road, Rossendale, BB4 8BH

Offers Over £179,950



- Stunning End Terrace Property
- Contemporary Fitted Kitchen
- Enclosed Yard to Rear
- EPC Rating E

- Two Bedrooms
- Presented to Highest Standard Throughout
- Tenure Leasehold

- Four Piece Bathroom
- Move-n Ready
- Council Tax Band A

## Ground Floor

### Entrance Vestibule

3'9 x (1.14m x )

### Reception Room

15'4 x 14' (4.67m x 4.27m)

### Kitchen

14' x 11'5 (4.27m x 3.48m)

## First Floor

### Landing

6'9 x 5'5 (2.06m x 1.65m)

### Bedroom One

14' x 11'5 (4.27m x 3.48m)

### Bedroom Two

14' x 9'4 (4.27m x 2.84m)

### Bathroom

8'1 x 7'1 (2.46m x 2.16m)



Tel: 01706215618

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)