

£750
pcm



JONSIMON
ESTATE AGENTS

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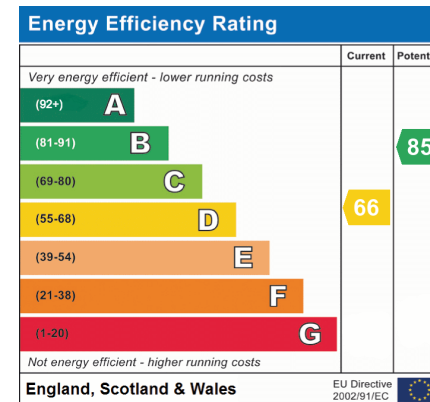
Features

- Well presented, elevated two bedroom stone terrace
- Spacious Lounge & Dining room
- Fitted Kitchen
- Two good sized bedrooms
- Three piece white bathroom suite
- Rear enclosed low maintenance yard and Rear Garden
- Available immediately
- Close to local schools, shops and motorways
- EPC Rating - D
- Unfurnished
- Viewing highly recommended and is strictly by appointment only

Summary of Property

Burnley Road East, Waterfoot is a well presented elevated stone and spacious two bedroom terrace located close to Waterfoot centre and a short drive to Rawtenstall town centre and the motorway network. The property is warmed by gas fired central heating and is approached by stone steps to the front and comprises; Vestibule, entrance hallway, living room, dining room, kitchen and the first floor had two bedrooms and bathroom. Outside there is a garden forecourt and an enclosed garden to the rear. Viewing is highly recommended and is strictly by appointment only via our Ramsbottom office.

Deposit required: £750



Local Authority

Rossendale
Band A
Tax Band Amount: £1471.95

Room Descriptions

Ground Floor

Vestibule

Front door and tiled flooring.

Hallway

Laminated flooring, ceiling point and radiator.

Lounge

UPVC double glazed front window, radiator, fireplace, laminated flooring and ceiling point.

Dining Room

UPVC double glazed rear window, radiator, laminated flooring, ceiling point and storage cupboard.

Kitchen

A range of wall and base units with complimentary work surface, single bowl sink unit with drainer, electric double cooker with four ring electric hob, plumbed for washing machine, part tiled walls, tiled flooring, UPVC double glazed rear window and back door.

First Floor

Landing

Ceiling point.

Bedroom One

UPVC double glazed front window, radiator and ceiling point.

Bedroom Two

UPVC double glazed rear window, radiator, storage cupboard and ceiling point.

Bathroom

A three piece white suite comprising of a panel bath with shower above, low level w/c, wash hand basin, fully tiled walls, radiator, ceiling point and UPVC double glazed rear window.

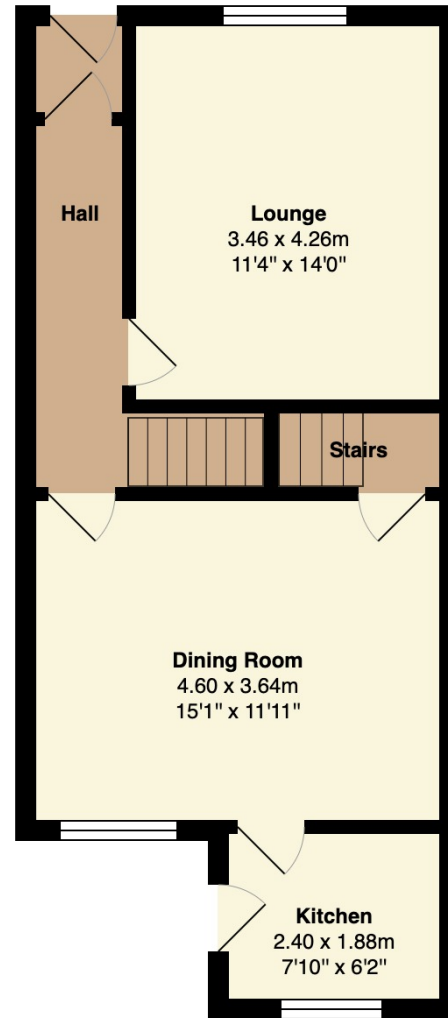
Outside

Yard & Garden

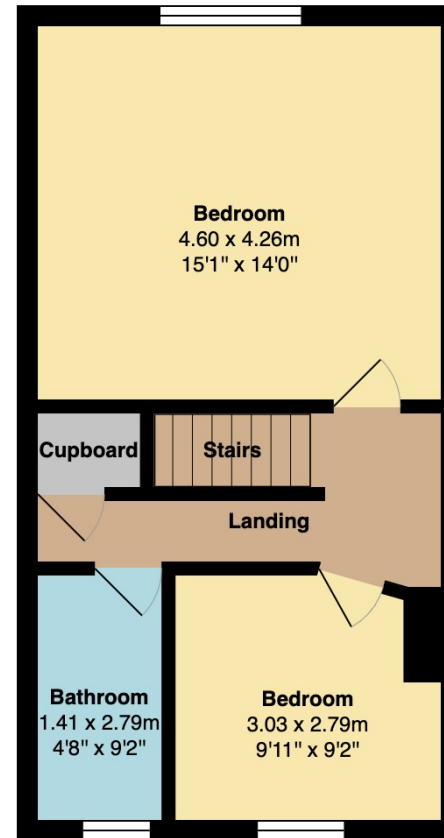
Enclosed rear flagged yard with stone steps to a lawn area.
Elevated rear garden with lawn and borders and shrubs.



Floorplan



Ground Floor
Area: 46.6 m² ... 501 ft²



First Floor
Area: 41.7 m² ... 449 ft²

General Disclaimer

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

Measurements

All measurements quoted are approximate.

Fixtures, Fittings & Appliances

The Fixtures, Fittings & Appliances have not been tested, therefore no guarantee can be given that they are in working order.