

£675  
pcm



JON SIMON  
ESTATE AGENTS

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### Features

- Two Bedroom End Terrace Home
- Lounge and Open Plan Modern Kitchen
- Fully Double Glazed and Gas Central Heated
- Modern Three Piece Bathroom
- Close Proximity to Local Amenities & Motorway Networks
- Enclosed Rear Yard
- Available Immediately
- EPC Rating - D
- Viewing by appointment only

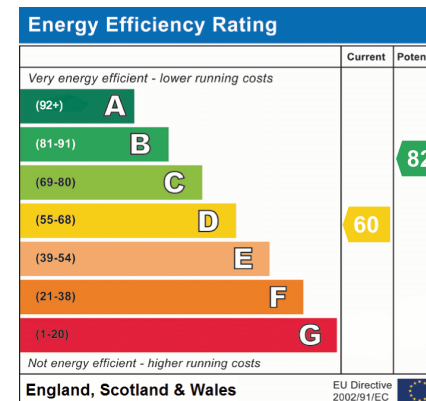
### Summary of Property

**\*\* AVAILABLE IMMEDIATELY \*\*** Well presented two-bedroom end terrace property, featuring an open-plan living concept, is now available in the market for immediate occupancy. This residence, recently subjected to a comprehensive renovation, is highly recommended for viewing and conveniently situated near the motorway network and picturesque open countryside. The property includes an entrance hallway leading to an open-plan lounge/kitchen area. On the first floor, you'll find two bedrooms and a contemporary three-piece bathroom suite. With the added advantages of gas central heating and double glazing, this well-maintained home is a definite must-see in our opinion.

Tenancy Deposit - £675.00

Tenancy Term - Minimum 6 months

Council Tax Band - A



### Local Authority

Rossendale Council  
Band A  
Tax Band Amount: £1471.95

## Room Descriptions

### Ground Floor

#### Entrance Hallway

UPVC double glazed front entrance door leading to open plan lounge and kitchen.

#### Lounge

UPVC double glazed window, radiator and ceiling point. Opening to kitchen.

#### Kitchen

With a range of wall and base units, laminate work surfaces, tiled splash backs, stainless steel sink, drainer and mixer tap, four burner gas hob electric oven and grill, plumbing for washing machine, wall mounted boiler, central heating radiator, UPVC double glazed window, UPVC double glazed rear entrance door, access to under stair storage.

### First Floor

#### Landing

Ceiling point.

#### Bedroom One

UPVC double glazed window, central heating radiator and ceiling point.

#### Bedroom Two

UPVC double glazed window, central heating radiator and ceiling point.

#### Bathroom

Tiled bath with shower over, wash hand basin, low suite WC, frosted UPVC double glazed window, extractor facility and heated towel radiator.

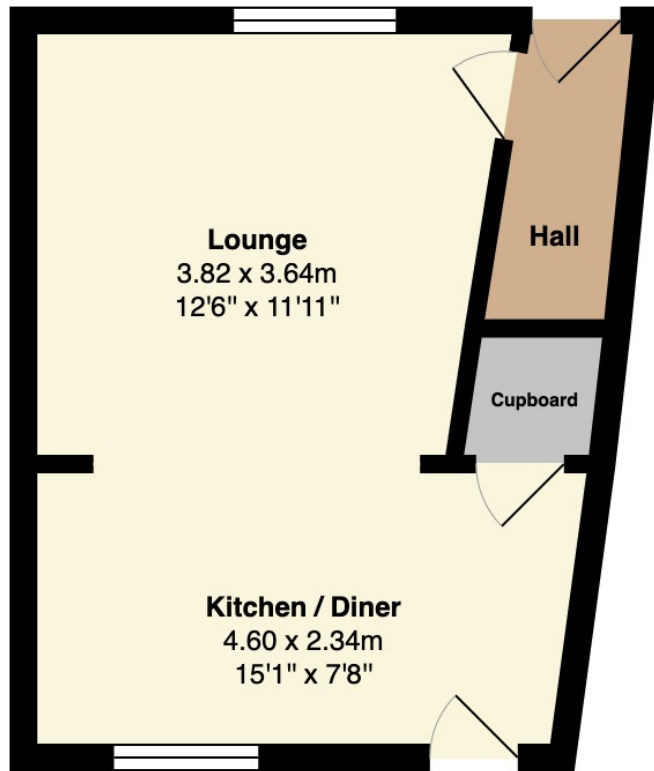
### Outside

#### Yard

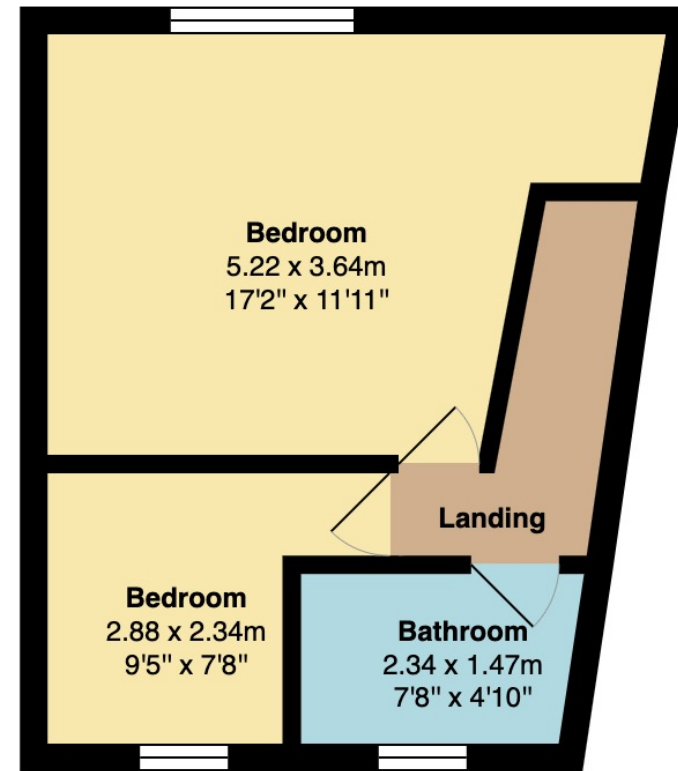
Fully enclosed paved rear yard and gated access.



## Floorplan



**Ground Floor**  
Area: 29.6 m<sup>2</sup> ... 319 ft<sup>2</sup>



**First Floor**  
Area: 29.9 m<sup>2</sup> ... 322 ft<sup>2</sup>

Total Area: 59.5 m<sup>2</sup> ... 641 ft<sup>2</sup>

### 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.