



50 Rosehill Road, Burnley, Lancashire  
BB11 2JL



## PROPERTY DESCRIPTION

We are delighted to offer for this sale this well presented three bedroom semi detached home, that offers generous accommodation spread over four storeys. Offering unrivalled panoramic views to the rear, the accommodation comprises of: two separate reception rooms - both being well proportioned, an eye catching fitted kitchen, two double bedrooms to the first floor and a modern three piece bathroom suite with a further third double bedroom found in the loft conversion. There is also a large storage cellar that the current owners utilise as a utility room. The property boasts a well maintained lawned garden to the rear with paved patio, and a low maintenance front garden with a driveway providing off road parking. Warmed by gas central heating, and being Upvc double glazed throughout. EPC - TBC. Council Tax - Band D. Early viewing is a must!

## FEATURES

- Well presented semi detached home
- Unrivalled open aspect to the rear giving stunning long distance views
- Spacious accommodation spread over four storeys
- Two generous reception rooms
- Modern fitted kitchen
- Two first floor double bedrooms
- Third double bedroom found in the loft conversion
- Modern three piece bathroom suite
- Large storage cellar, currently utilised by the sellers as a utility room
- Well maintained lawned garden to the rear
- Low maintenance front garden and a driveway providing off road parking
- Warmed by gas central heating, and being Upvc double glazed throughout
- EPC - TBC
- Council Tax - Band D
- Early viewing is considered a must!





## ROOM DESCRIPTIONS

### Ground Floor

Entrance Hallway

Sitting Room

Lounge

Kitchen

### First Floor

Bedroom One

Bedroom Two

Family Bathroom

### Loft

Bedroom Three

### Outside

Gardens

And driveway providing off road parking to the front.

### Further Information

#### Further Information

The property is on a long leasehold title, with the residue of a 999 year lease remaining.

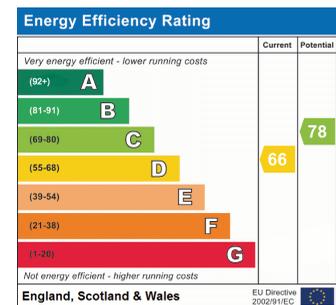
The annual ground rent is £20.

The property is located in an area considered to be low risk for surface water flooding, and the long term risk is assessed as the same.

Mobile and broadband coverage is offered by a number of companies, and ultrafast is available.

EPC - TBC

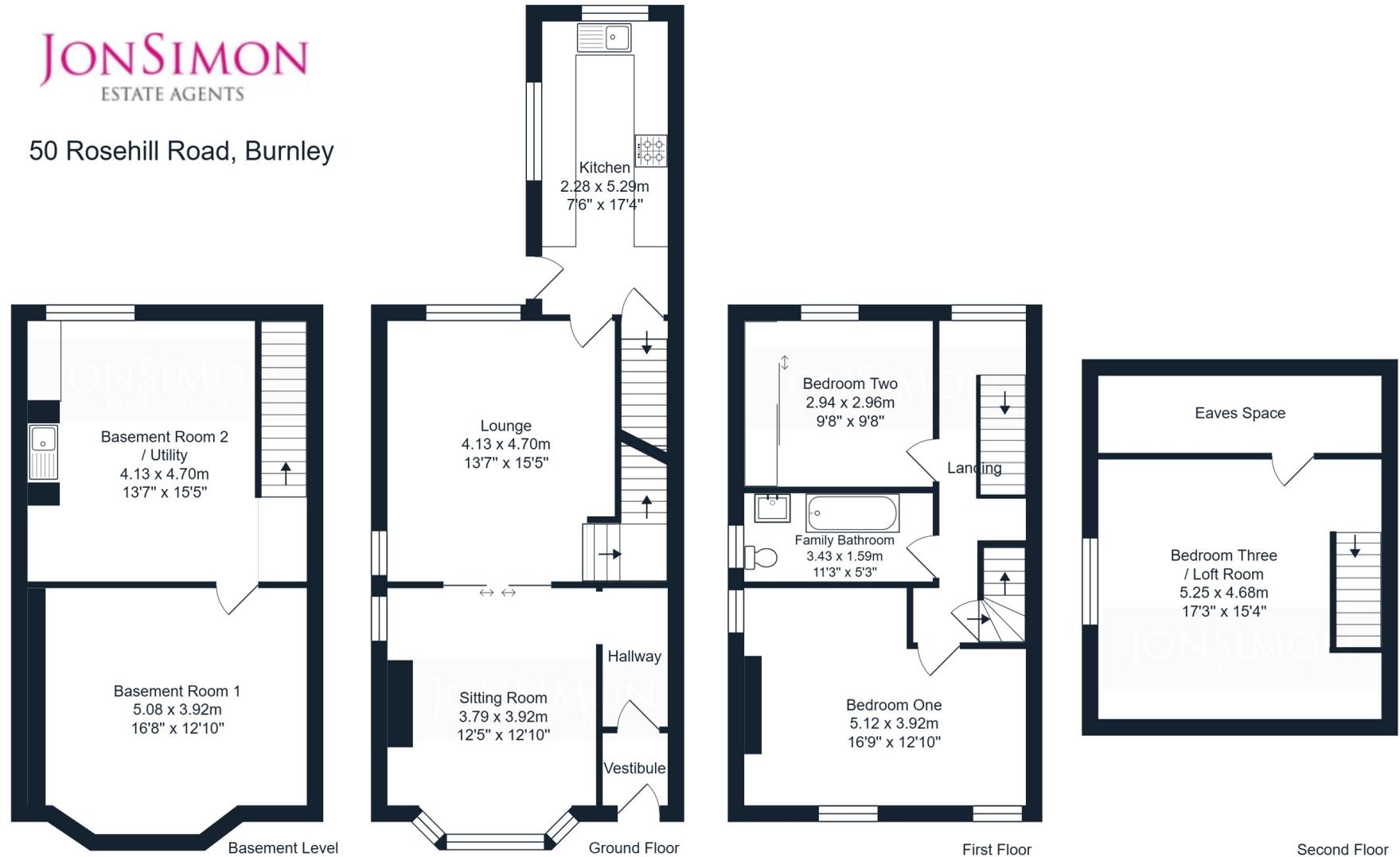
Council Tax - Band D



# FLOORPLAN



50 Rosehill Road, Burnley



Total Area: 180.3 m<sup>2</sup> ... 1941 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

