
£725
pcm
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JS JONSIMON
ESTATE AGENTS

Shaw Street, Acre, Rossendale, Lancashire BB4 5BA





Features

- Two Bedroom Mid Terrace Home
- Entrance Hallway
- Spacious Lounge
- Modern Dining Kitchen
- Modern Three Piece Bathroom
- Close Local Amenities and Transport Links
- Available Immediately
- Enclosed Rear Yard
- Council tax band: A
- EPC Rating - D
- Gas Central Heating & Double Glazed Throughout
- Viewing by appointment only via our Ramsbottom office

Summary of Property

** AVAILABLE IMMEDIATELY ** MUST SEE! ** Well presented two-bedroom mid terrace property, is now available on 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 spacious lounge and modern dining kitchen area. On the first floor, you'll find two bedrooms and a contemporary three-piece bathroom suite. Outside is an enclosed rear yard. With the added advantages of gas central heating and double glazing, this well-maintained home is a definite must-see in our opinion.

Deposit in advance: £725.00

Local Authority/Council Tax

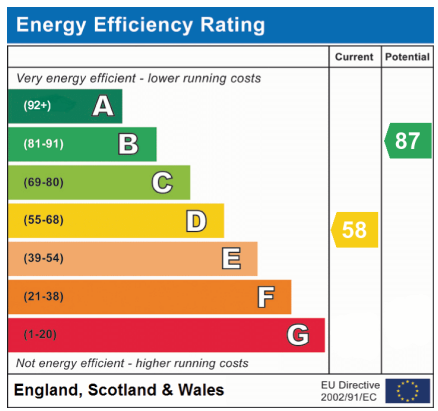
Rossendale Council: A Annual Amount: £1677.36 Approx.

Flood Risk: Very Low

Broadband availability

Ultrafast: Download: 1800Mbps Upload: 220Mbps

Mobile Coverage: EE - Good outdoor, variable in-home, Vodafone - Good outdoor, Three - Good outdoor, O2 - Good outdoor.



Local Authority

Rossendale Council
Band A
Tax Band Amount: £1677.36

Room Descriptions

Ground Floor

Entrance Hallway
UPVC front entrance door, gas central heating radiator, stairs to the first floor, door to lounge

Lounge
UPVC double glazed window, gas central heating radiator, door to kitchen.

Dining Kitchen
UPVC double glazed window, white high gloss wall and base units, laminate work tops, inset stainless steel sink and drainer, plumbing for washing machine, gas central heating radiator, under stair storage, uPVC half glazed door to rear.

First Floor

Landing
Loft access, doors to two bedrooms and bathroom

Bedroom One
UPVC double glazed window, gas central heating radiator, storage cupboard housing the combi boiler.

Bedroom Two
UPVC double glazed window, gas 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

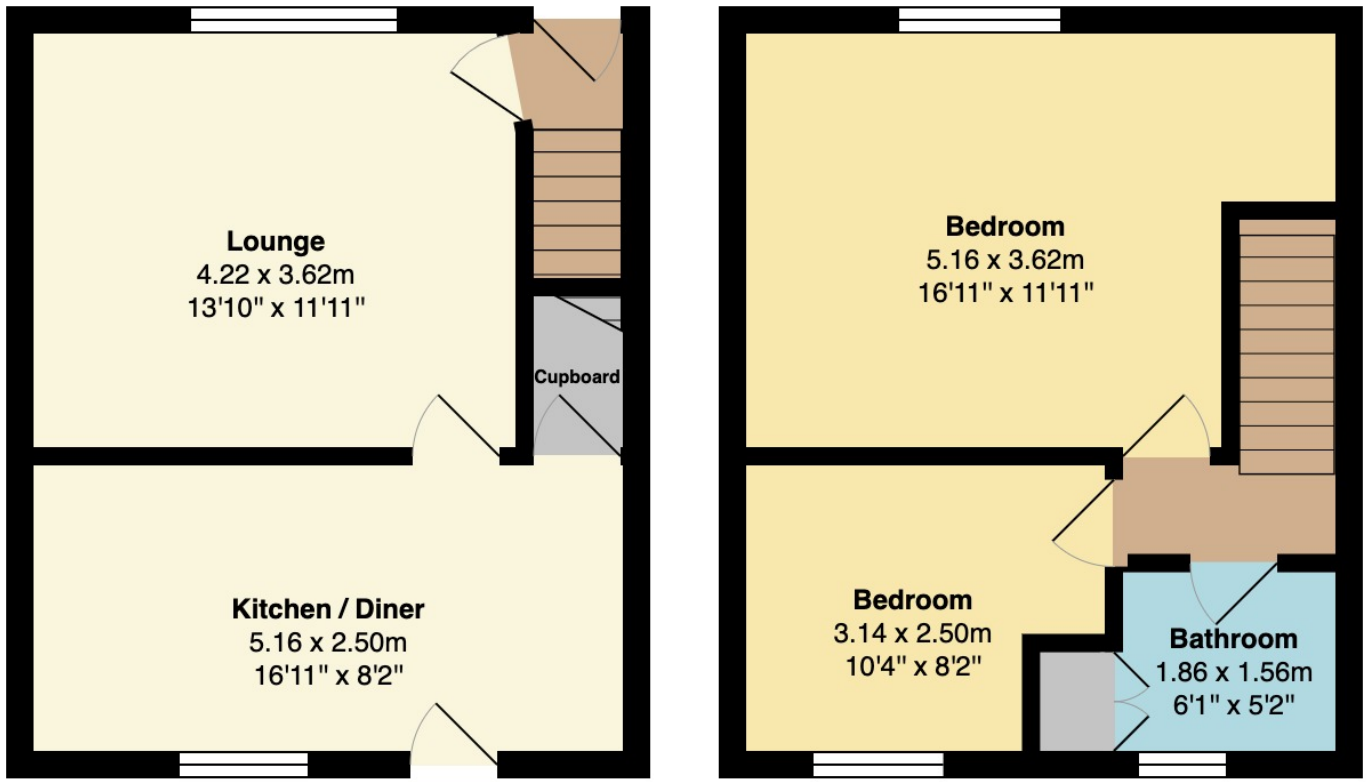
Yard
Fully enclosed paved rear yard and gated access.







Floorplan



Ground Floor
Area: 32.4 m² ... 349 ft²

First Floor
Area: 32.4 m² ... 349 ft²

Total Area: 64.8 m² ... 698 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.

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