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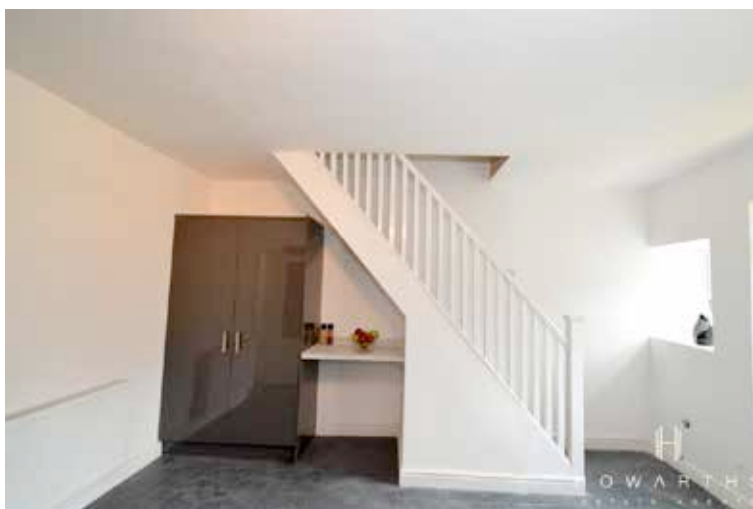
**309 Burnley Road East**  
, Rossendale, BB4 9JR

- Deceptively spacious/3 storey
- Refurbished throughout
- New bathroom & ensuite
- 2 double bedrooms
- Large attic room
- Close proximity to Bacup & Rawtenstall Grammar School
- Great secondary catchment area

**Asking Price Of £130,000**



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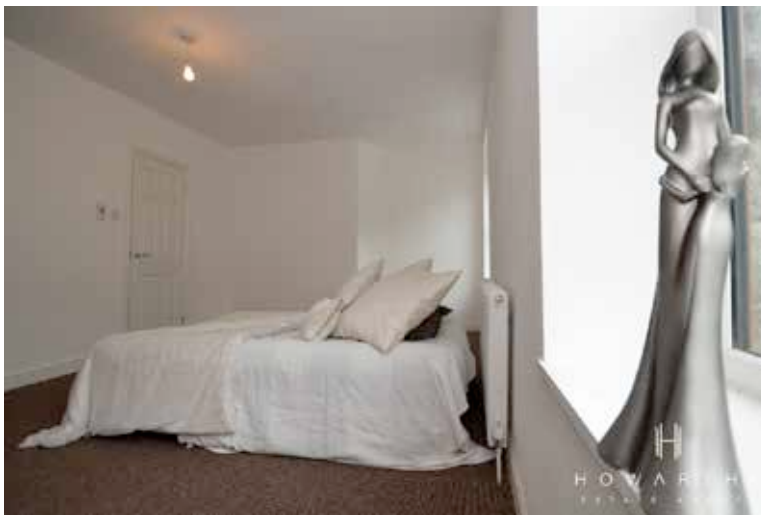
## Property Description

### ABOUT THE PROPERTY!

A large stone built home, situated on the periphery of Waterfoot heading towards the Shawclough and Piercy area and the village of Whitewell Bottom. The property has recently been refurbished and the generous, light and airy accommodation is laid out over three floors. The lounge is large and has two windows to the front so there is plenty of natural light and this room could be used for dual purposes with its format. The charcoal grey gloss dining kitchen is extensively fitted, offering lots of storage and usable space and includes appliances and provides plenty of room for a dining table and it leads to the patio garden to the rear. On the first floor, the master bedroom is also a great size and has its own en-suite shower room. The rear bedroom is also a double room. There is a refitted three piece family bathroom and then from the landing leading off to the second floor, the attic has also been refurbished and has good headroom and plenty of floor space.

### PROPERTY INFORMATION

Council tax band A. Gas combi central heating (Logik boiler located in the kitchen). Upvc double glazing. Renewed joinery and internal doors. Replastered. Gas and electric meters located in the lounge. Renewed carpets /



floor coverings.

#### DIRECTIONS

At the junction of the A681 with the B6238 in Waterfoot centre at the mini roundabout, proceed along the B6238 for approximately a mile and the property is situated on the right hand side shortly after Piercy Road.

#### GROUND FLOOR

##### LOUNGE

17' 1" x 14' 6" (5.21m x 4.43m) with composite front entrance door and two windows to the front - a large room, bright and airy and optional formatting to suit your own requirements possible with its layout which may be suited to someone looking for a multi purpose room of living / dining or living / desk space.

##### DINING KITCHEN

16' 9" x 14' 10" (5.11m x 4.54m) a brilliant room - huge with plenty of space for dining and extensively fitted with range of base and wall units and larder unit with charcoal grey gloss finished soft closing doors and contrasting working surfaces, one and a half bowl stainless steel sink, freestanding range style electric oven / grill / hob, stainless steel extractor hood over, integrated fridge and freezer, recess for washing machine, tiled effect laminate flooring, door to patio garden and staircase rising to first floor off.

##### LANDING

##### BEDROOM 1

14' 10" x 17' 1" (4.54m x 5.22m) (a slightly irregularly shaped room where the above measurements reduce to accommodate the ensuite room). A large double room with two windows to the front allowing plenty of natural light, plenty of furniture space and door to:

##### ENSUITE

9' 7" x 3' 4" (2.93m x 1.03m) newly fitted with three piece suite in white comprising shower cubicle with electric shower, hand basin within vanity unit with illuminated mirror over and w.c., part tiled walls in subtle shaded ceramics, chrome finish towel warmer and laminate flooring.

##### BEDROOM 2

15' 1" x 10' 9" (4.60m x 3.30m) (2nd measurement reduces to accommodate the bathroom). A double room with window overlooking the rear patio.

##### BATHROOM

8' 2" x 5' 8" (2.49m x 1.74m) (2nd measurement reduces to 1.48m) newly refitted with three piece suite in white comprising bath, w.c. and hand basin within combined unit, wall tiling in contrasting ceramics, panelled ceiling, chrome finish towel warmer, laminate flooring and window to the rear.





## SECOND FLOOR

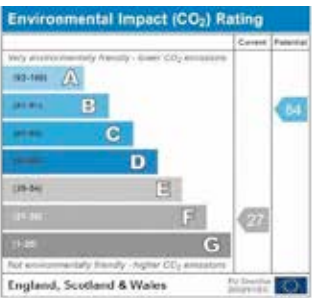
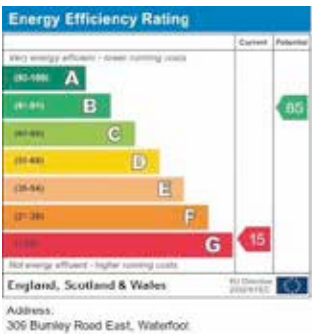
### ATTIC

(2nd measurement reduces to 3.68m) a tall room with good floor space and good head room, replastered, renewed joinery, radiator and skylight window to the front.

### EXTERNAL

#### TO THE REAR

immediately to the rear is an enclosed patio garden with new fencing to all sides with neighbouring properties have pedestrian right of way across for maintenance etc.



Kingfisher Business  
Centre  
Burnley Road  
Rawtenstall  
Rossendale

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements