

£825  
pcm



JON SIMON  
ESTATE AGENTS

JON SIMON  
ESTATE AGENTS



### Features

- Well presented, elevated two bedroom stone end terrace
- Vestibule & Hallway
- Spacious Lounge & Dining room
- Fitted Kitchen Extension
- 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
- Unfurnished
- Viewing highly recommended and is strictly by appointment only

## Summary of Property

**\*\* AVAILABLE IMMEDIATELY \*\* TWO RECEPTION ROOMS \*\* TWO GOOD SIZED BEDROOMS \*\*** Burnley Road East, Waterfoot is a well presented elevated stone and spacious two bedroom end 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. The bright and airy accommodation comprises of; Vestibule, entrance hallway, living room with feature fireplace, dining room, kitchen and the first floor had two bedrooms and three piece 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: £825.00 Mln

Local Authority/Council Tax

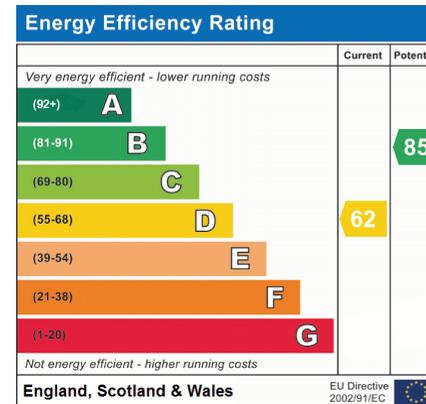
Rochdale Council: A Annual Amount: £1638.73 Approx.

Flood Risk: Very Low

Broadband availability

Ultrafast: Download: 2000Mbps Upload: 2000Mbps

Mobile Coverage



### Local Authority

Rochdale Council  
Band A  
Tax Band Amount: £1638.73

## 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, built in storage cupboards and storage cupboard with stairs down to small cellar.

#### 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 and ceiling point.

#### Family 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, combi boiler 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.



**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.