



Ousel Rock
Roughlee
Burnley
Lancashire
BB12 9PS

Offers In Excess Of £220,000

bettermove

Ousel Rock

Burnley

Bettermove are proud to present this 2 bedroom stone built cottage in Roughlee, Burnley, available with no forward chain.

The property benefits from double glazing, electric heating throughout and has off street parking available via the garage.

The council tax band is C.

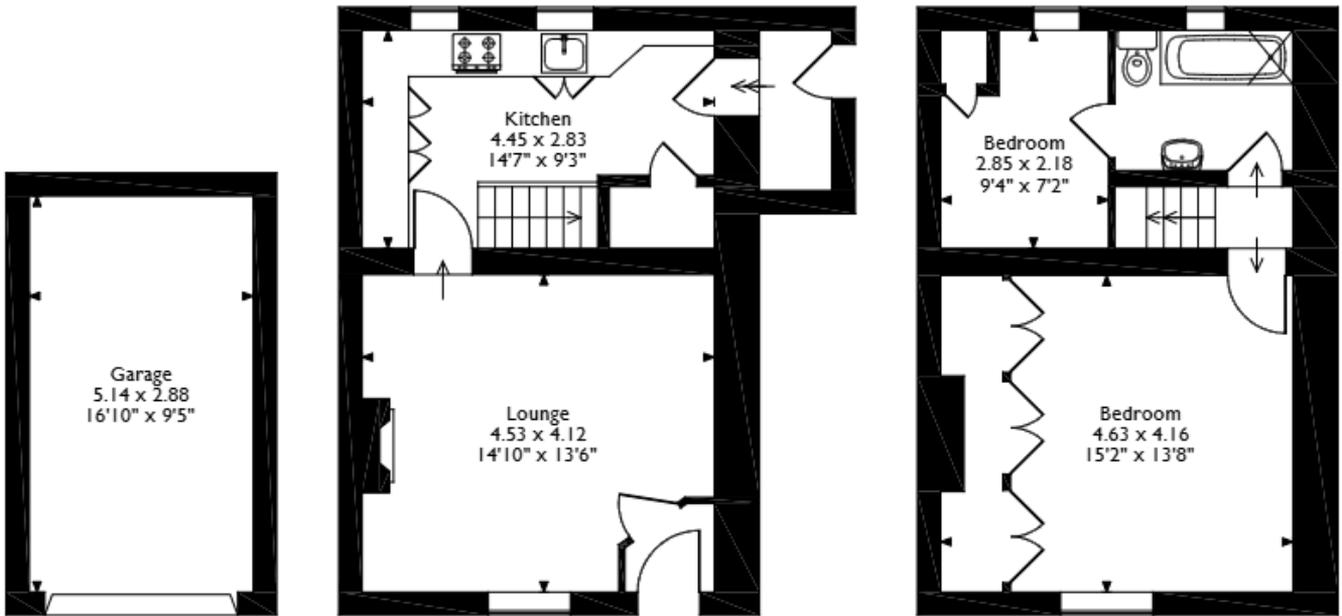
The interior of this beautifully presented property comprises a spacious living room and fitted kitchen on the ground floor. The first floor consists of 2 bedrooms and the family bathroom. The exterior boasts a garage and private rear garden, perfect for enjoying the summer months.

Located in the popular town of Roughlee, Burnley, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Nelson Railway Station, local bus routes and quick access to the M65.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Ousel Rock, Roughlee, Burnley, Lancashire
 Approximate Gross Internal Area
 Main House = 69 Sq M/743 Sq Ft
 Garage = 15 Sq M/161 Sq Ft
 Total = 84 Sq M/904 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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