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Plot 2 Rosegrove Lane  
Burnley  
BB12 6EU



For Sale

Price £199,950

- New Build
- Townhouse
- Three Bedrooms
- Stunning Fitted Kitchen
- Close To Train Stations

- Off-Road Parking
- Garage
- Office/Study
- Bathroom & En-Suite
- Contact The Office For Viewings



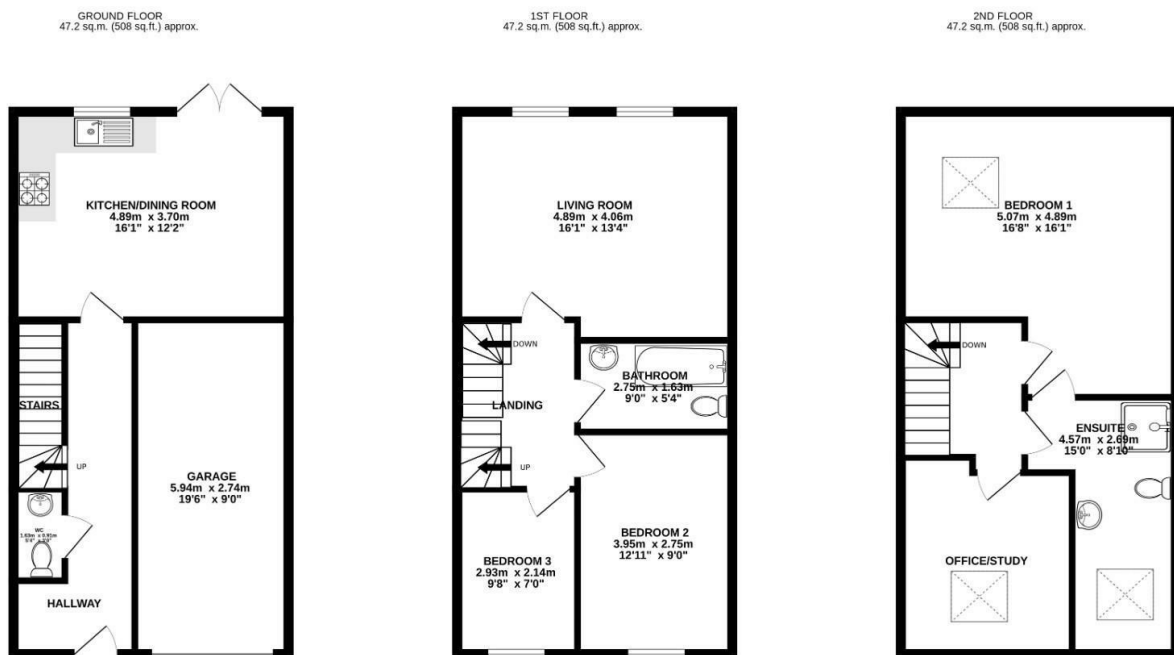
We are delighted to offer Melbourne Gardens to the market. These newly built three-bedroom townhouses situated in a highly sought-after location of Rosegrove/Lowerhouse. Perfect for first-time buyers or a growing family, Close to local schools, parks and Rosegrove train station.

The development is set back from the road and in a private, cul-de-sac with off-road parking and a single integrated garage.

Entering into the bright hallway, you have a downstairs WC & hand wash basin and access to the modern fitted kitchen in high gloss white with the matching wall, base and drawer units with contrasting work surfaces and a range of appliances such as; gas hob, electric oven, extractor hood and stainless steel sink/drainers. They're patio doors leading to the rear garden.

On the first floor, there is a spacious lounge with uPVC windows allowing in an abundance of light. There are two bedrooms on the first floor with the family bathroom comprising a low-level WC, pedestal hand wash basin and a panelled bath with an overhead shower.

On the second floor, there is a huge, double bedroom benefitting from an en-suite comprising a low-level WC, pedestal hand wash basin and a quadrant shower with a Velux window. The office/study provides the perfect space for anyone working from home. You can access the en-suite from the hallway as it is set out as a Jack & Jill bathroom.



TOTAL FLOOR AREA: 141.5 sq.m. (1523 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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