Pendle Hill Properties
estate and letting agents

Creation Date
12/11/2026

Property Details

81, Rosehill Road, Burnley, Lancashire, BB11 2JH

OIRO **£139,950**



Property Photos

81, Rosehill Road, Burnley, Lancashire, BB11 2JH













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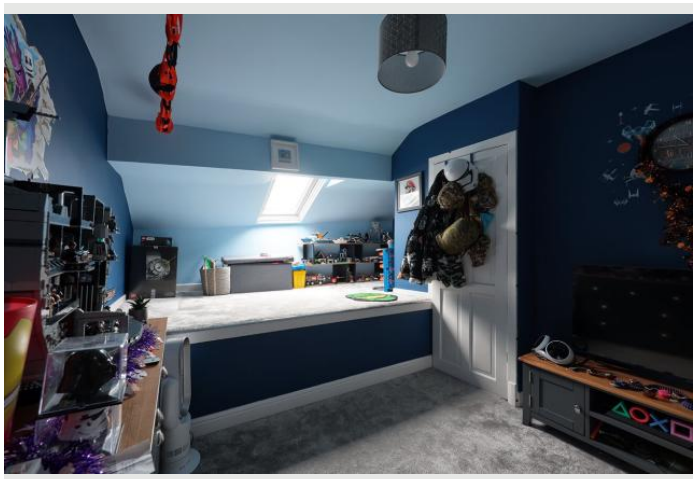


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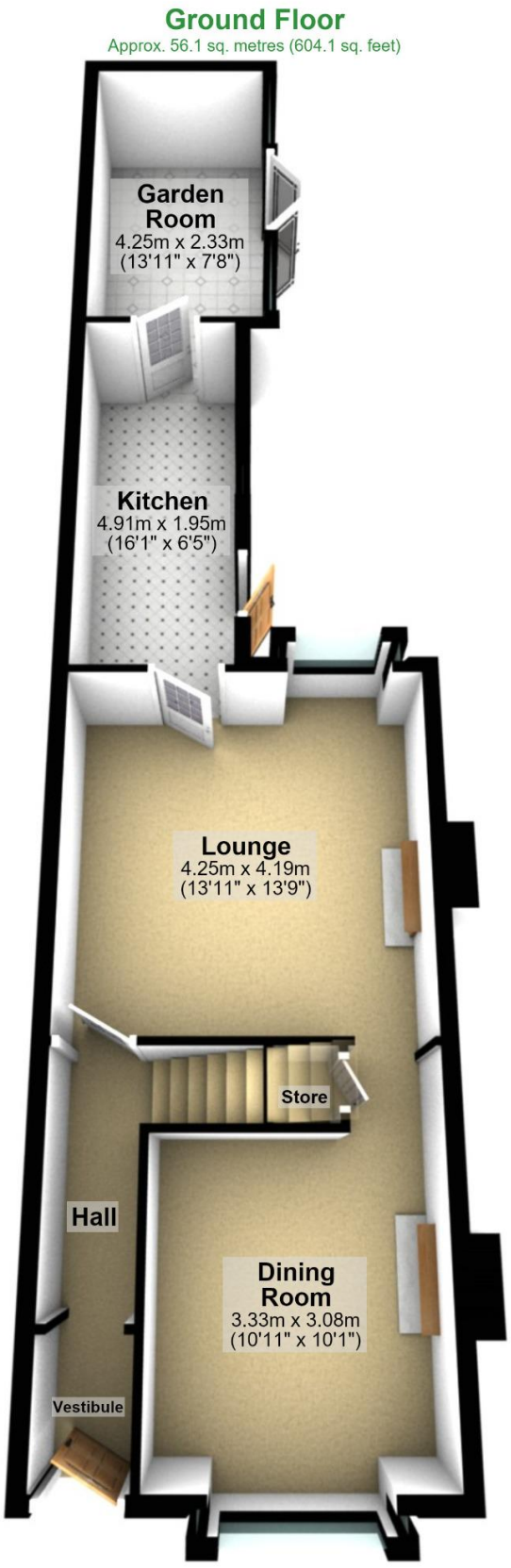


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Property Floor Plans

81, Rosehill Road, Burnley, Lancashire, BB11 2JH



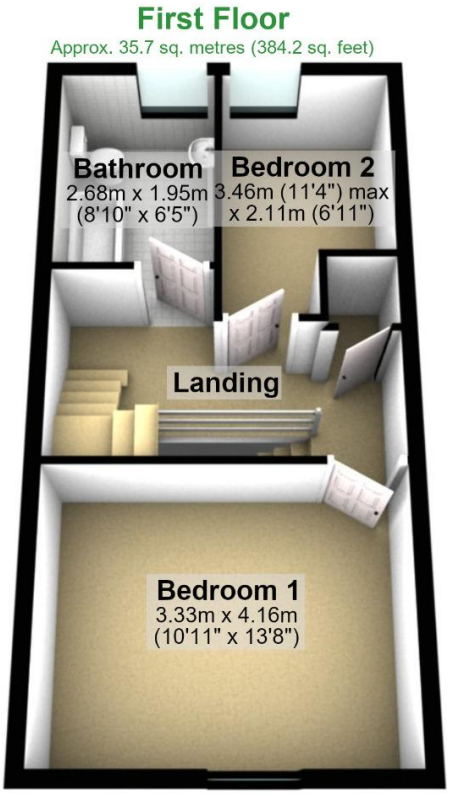
Total area: approx. 109.8 sq. metres (1181.8 sq. feet)

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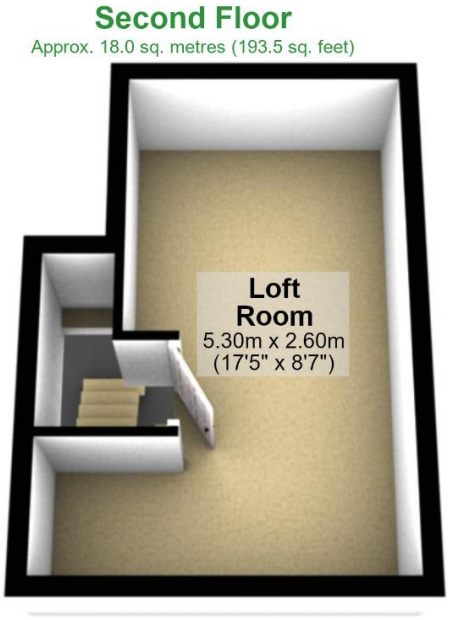


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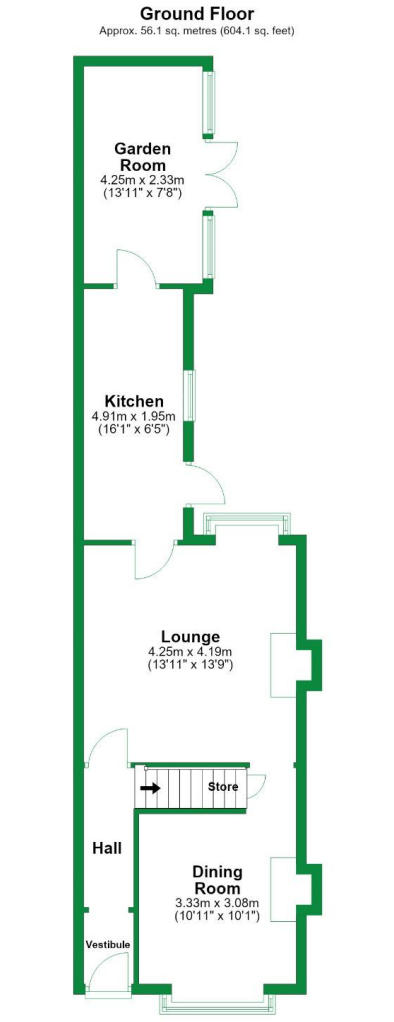


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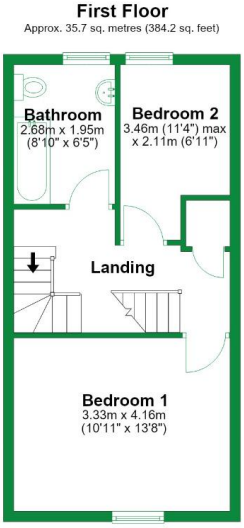
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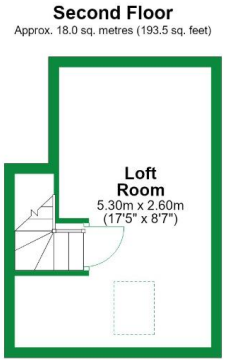


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Property Info

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Property Type
House
Property Style
Terraced
Bedrooms
2
Bathroom
1
Receptions
2
Tenure Type
Leasehold
Floor Area
1181
Agency Type
Sole
Parking
Street Parking
Type
Sales
Electricity
Mains Supply

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Property Info

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Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
FTTC, FTTP
Accessibility
-
Restrictions
-
Condition
-
Flooded In Last Five Years
No
Current Annual Ground Rent
20
Current Service Charge
-
Rent Review Period (Year)
-

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

2905-04-12

Price Qualifier

OIRO

Price

£139,950

Land Size

-

Age of Property

-

Year Built

-

New Home

No

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Property Features

81, Rosehill Road, Burnley, Lancashire, BB11 2JH

Feature 1
Spacious Mid-terraced Home Offering Well-proportioned Accommodation And A Versatile Layout
Feature 2
Generous Lounge Alongside A Separate Front Dining Room, Ideal For Everyday Living And Entertaining
Feature 3
Rear Kitchen With Access To A Useful Garden Room, Providing Additional Space To Suit A Range Of Needs
Feature 4
Two Well-proportioned Bedrooms And A Family Bathroom On The First Floor
Feature 5
Additional Loft Room Offering Further Flexibility For Hobbies, Storage Or A Dedicated Workspace
Feature 6
Convenient Burnley Location With Local Shops, Supermarkets, Cafes And Everyday Amenities Nearby
Feature 7
A Choice Of Local Schools Within Easy Reach, Including Rosewood Primary School
Feature 8
Public Transport Links Providing Access To Burnley Town Centre And Surrounding Areas

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A Lovely Home Offering Generous Living Space In A Convenient Burnley Location

Key Features

Spacious mid-terraced property with well-proportioned accommodation
Generous lounge offering comfortable space for relaxing and everyday living
Separate front dining room ideal for family meals and entertaining
Rear kitchen with access through to the garden room
Additional garden room providing flexible space for hobbies, storage, or everyday use
Two first-floor bedrooms
Family bathroom located on the first floor
Additional loft room providing useful versatile space
Convenient residential location within Burnley
Rosewood Primary School and other local schools within easy reach
Close to local shops, convenience stores and everyday amenities
Public transport links available for travel around Burnley and to nearby towns
Burnley Manchester Road railway station within reach for rail connections
Road links provide access to surrounding Lancashire towns and the wider area
Suitable for first-time buyers, couples, small families and property investors

Situated on Rosehill Road in Burnley, this spacious mid-terraced property offers well-proportioned accommodation, with additional flexibility from a separate garden room and loft room. The ground floor begins with an entrance hallway leading through to a generous lounge, alongside a separate dining room positioned at the front of the property. To the rear, the kitchen provides access to the garden room, creating useful additional space for a variety of purposes.

Upstairs, the property offers two bedrooms and a family bathroom, with a further loft room providing valuable additional space that could be adapted to suit a variety of needs. Externally the property has a rear patio area.

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The location is a real advantage, with a range of local shops, supermarkets, cafes and everyday amenities available throughout Burnley. There are schools in the surrounding area, making the property worth considering for small families, while public transport links and road connections provide access to Burnley town centre and the wider area. Whether you are looking for your first home, a property with room to make your own improvements or an investment opportunity, this home offers plenty to consider.

The property has been updated throughout by the current owners.

From The Agent's Perspective:
The generous lounge, separate dining room and additional garden room make this an appealing property for buyers looking for more than just the basics. The loft room adds another useful feature, offering flexibility to suit different needs. With local amenities and transport links within easy reach, Rosehill Road is a location worth considering for a range of buyers.

From The Client's Perspective:
We have particularly enjoyed the generous size of the property, its convenient location and the added privacy of not being overlooked at the front of the house.

Additional Information
Tenure- Leasehold, 879 years remaining, 20 ground rent.
Council tax band - B
Heating- Gas central heating
Electric- Mains
Drainage - Mains

Anti-Money Laundering (AML) Compliance
Please note that an Anti-Money Laundering (AML) check is required for all prospective buyers. A fee of 60 plus VAT per individual will be charged to cover the cost of this

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mandatory compliance process. This fee is non-refundable and must be paid prior to the commencement of the checks.

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