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Plan produced using PlanUp.



## Crawshaw Grange, Crawshawbooth, BB4 8LY

### £375,000

A SUPERB FAMILY HOME WITH COUNTRYSIDE VIEWS - NO ONWARDS CHAIN

Surrounded by countryside sits this immaculate four bedroom property on a sought after estate in Crawshawbooth. This property is ideally suited to a growing family who are looking to find their dream home. Located just a short drive from the town centre of Rawtenstall, the property has good access to major commuter routes and is walking distance to ample shops, eateries and well regarded schools in Crawshawbooth. This property is not one to be missed!

The property comprises briefly, to the ground floor; entrance to the hallway which has stairs leading to the first floor and doors leading to the kitchen, living room, garage, dining room and the WC. The kitchen is fitted with solid oak wall and base units, has integrated appliances and has a door leading to the rear garden. The living room has sliding doors providing access to the rear garden. To the first floor there is a landing with doors providing access to four good sized bedrooms, a three piece bathroom suite and the boiler cupboard. The main bedroom has a door leading to a three piece en suite.

Externally, to the rear of the property there is an enclosed garden with a paved patio, lawn area and decked seating area. To the front of the property there is a tarmac driveway for off road parking. View early to avoid disappointment! Contact our Rawtenstall team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansstateagents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Impressive Detached Property
- Two Reception Rooms
- Off Road Parking & Garage
- EPC Rating: C
- Four Bedrooms
- En Suite To Main Bedroom
- Freehold
- Fitted Kitchen
- Enclosed Rear Garden
- Council Tax Band D

## Ground Floor

### Entrance Hallway

17'8 x 11'2 (5.38m x 3.40m)

Composite Rock front entrance door, central heating radiator, solid oak flooring, stairs to the first floor and doors to two reception rooms, kitchen, WC and garage.

### Reception Room One

10'2 x 7'11 (3.10m x 2.41m)

UPVC double glazed window, central heating radiator, coving and solid oak flooring.

### WC

5'9 x 2'6 (1.75m x 0.76m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, wall mounted wash basin, part tiled elevations and solid oak flooring.

### Reception Room Two

17'6 x 10'11 (5.33m x 3.33m)

Central heating radiator, gas fire with marble surround, television point, coving and UPVC double glazed sliding door to the rear.

### Kitchen

13'10 x 8'5 (4.22m x 2.57m)

UPVC double glazed window, central heating radiator, range of solid oak wall and base units with granite surfaces, breakfast bar, ceramic sink with drainer and mixer tap, Bosch oven and microwave in a high rise unit, Bosch four ring gas hob, extractor hood, integrated Bosch appliances including: fridge freezer, dishwasher and washing machine, spotlights, Kamdean flooring and composite Rock door to the side elevation.

## First Floor

### Landing

12'11 x 9'4 (3.94m x 2.84m)

UPVC double glazed window, loft access, spotlights and doors to four bedrooms, bathroom and boiler cupboard.

### Bedroom One

13'10 x 10'3 (4.22m x 3.12m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to the en suite.

### En Suite

10'2 x 3'5 (3.10m x 1.04m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin, double electric feed shower unit, part tiled elevations, spotlights, extractor fan and tiled flooring.

### Bedroom Two

10'8 x 10'5 (3.25m x 3.18m)

UPVC double glazed window, central heating radiator, television point and fitted wardrobes.

### Bedroom Three

9'4 x 7'5 (2.84m x 2.26m)

UPVC double glazed window, central heating radiator, television point, fitted wardrobes and wood effect flooring.

### Bedroom Four

8'4 x 7'8 (2.54m x 2.34m)

UPVC double glazed window and central heating radiator.

### Bathroom

6'5 x 5'5 (1.96m x 1.65m)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin, bath, part tiled elevations, extractor fan and tiled flooring.

### External

#### Front

Driveway providing off road parking leading to the garage (16'4 x 7'10).

#### Rear

Enclosed laid to lawn garden with paved patio, decked seating area and timber shed.



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