



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanIt.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	70
(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.

## Haslingden Road, Rawtenstall, BB4 6RE

### £475,000

A SUPERB FOUR BEDROOM FAMILY HOME WITH SUPERB VIEWS AND OFF ROAD PARKING

Commanding a prominent and enviable plot in a popular area of Rawtenstall, this immaculately presented four bedroom detached home is proudly presented to the market. Flowing internally with well proportioned living accommodation throughout and an abundance of natural light and a lower ground floor that has the potential to be turned into an annex. The property is perfectly suited for a growing family or couple looking for easy access to all local amenities whilst also being in a prime location for enjoying countryside walks and easy access to the town centre of Rawtenstall and neighbouring towns, with also great links to major commuter routes. This property is not one to be missed!

The property comprises briefly, to the ground floor: entrance into a welcoming vestibule which has a door leading to the hallway. The hallway has stairs leading to the first floor and has doors providing access to the kitchen, two reception rooms and to the lower ground floor. The second reception room has doors providing access to the balcony overlooking the beautiful garden and countryside views.

The kitchen is fitted with wall and base units with integrated appliances. To the first floor is a landing with stairs leading to the second floor and doors leading to three bedrooms and a four piece bathroom suite. The main bedroom has a door leading to the en-suite. To the second floor there is a landing with a door to the fourth bedroom which has ample storage space. To the lower ground floor there is a utility space with doors leading to the utility room and third reception room/games room. The third reception room/games room is open to the fourth reception room which is open to the study and has a door to the rear garden. The study has a door to the downstairs WC.

Externally the property commands an enviable paved tiered garden with paved patio, a decked seating area and access to the super lawn garden.



# Haslingden Road, Rawtenstall, BB4 6RE

£475,000



- Freehold Property
- Four Bedrooms
- Quality Fixtures Throughout
- Council Tax Band A
- Off Road Parking
- Four Storeys
- EPC Rated D
- Nearby Nature Walks
- Abundance Of Space

To the front of the property there is ample off road parking and a double drive.

For further information, or to arrange a viewing, please contact our Rossendale team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

## Ground Floor

### Vestibule

6'09 x 3'01 (2.06m x 0.94m)

Central heating radiator, alarm system, coving, door to the hall.

### Hall

16'04 x 6'10 (4.98m x 2.08m)

Central heating radiator, wood effect floor, coving, ceiling rose, stairs to the first floor, doors to two reception rooms, kitchen, door to lower ground floor stairs, under stairs storage cupboard.

### Reception Room Two

16'00 x 17'01 (4.88m x 5.21m)

Three UPVC triple glazed windows, central heating radiator, coving, ceiling rose, gas fire with tiled surround, wooden mantle, doors to the living room.

### Reception Room One

16'04 x 12'05 (4.98m x 3.78m)

Central heating radiator, television point, gas fire with marble surround, UPVC double glazed french door to balcony.

### Kitchen

12'06 x 10'09 (3.81m x 3.28m)

UPVC double glazed window, central heating radiator, wood wall and base units, laminate worktop, Belfast sink with drainer and mixer tap, double Cookmaster oven, seven ring gas hob, extractor hood, half fridge, half freezer, Hotpoint dishwasher, coving, spotlights, laminate floor.

## First Floor

### Landing

19'08 x 14'05 (5.99m x 4.39m)

UPVC triple glazed window, central heating radiator, three ceiling roses, smoke alarm, stairs to the second floor, doors to three bedrooms and bathroom.

### Bedroom One

16'01 x 11'06 (4.90m x 3.51m)

UPVC triple glazed window, central heating radiator, television point, door to en-suite.

### Ensuite

14'08 x 4'05 (4.47m x 1.35m)

UPVC triple glazed frosted window, central heating radiator, vanity top wash basin with mixer tap, double main feed shower with rinse head, tiled elevations, extractor fan, spotlights.

### Bedroom Two

12'09 x 12'04 (3.89m x 3.76m)

UPVC double glazed window, central heating radiator, television point.

### Bedroom Three

12'09 x 10'10 (3.89m x 3.30m)

UPVC double glazed window, central heating radiator, television point, coving.

### Bathroom

9'03 x 5'08 (2.82m x 1.73m)

UPVC double glazed frosted window, central heating towel rail, low basin WC, pedestal wash basin with traditional tap, corner main feed shower, bath with mixer tap, rinse head, spotlights, extractor fan, tiled elevations.

## Second Floor

### Landing

4'05 x 2'11 (1.35m x 0.89m)

UPVC double glazed window, door to bedroom four, smoke alarm.

### Bedroom Four

24'07 x 20'10 (7.49m x 6.35m)

UPVC double glazed window, three velux windows, central heating radiator, doors to storage, eaves, spotlights, stone feature wall.

## Lower Ground Floor

### Utility Area

15'06 x 15'00 (4.72m x 4.57m)

UPVC double glazed window, central heating radiator, base units, laminate worktops, stainless steel sink with drainer and mixer tap, spotlights, stone floor, doors to utility room, reception room three, boiler cupboard, UPVC double glazed door to side of property.

### Utility Room

7'05 x 6'03 (2.26m x 1.91m)

Wall and base units, laminate worktops, plumbing for washing machine, drier, stone worktop, space for fridge/freezer, electric gas and electric meter, stone floor.

### Reception Room Three/Games Room

15'06 x 10'00 (4.72m x 3.05m)

UPVC double glazed window, two central heating radiators, wood effect floor, open to reception room four, spotlights.

### Reception Room Four

15'03 x 11'10 (4.65m x 3.61m)

UPVC double glazed window, central heating radiator, stone fireplace, spotlights, television point, wood effect floor, open to study area, UPVC double glazed door to rear garden.

### Open Plan Space

11'06 x 7'06 (3.51m x 2.29m)

Central heating radiator, stone floor, door to WC, spotlights.

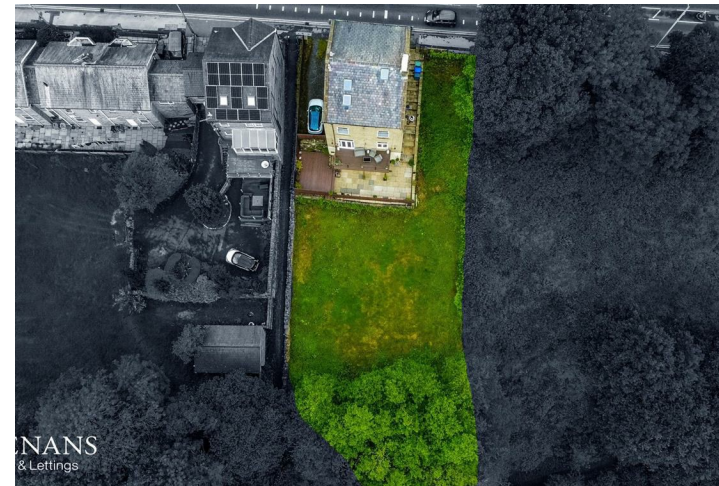
## WC

7'03 x 4'01 (2.21m x 1.24m)

Central heating radiators, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, spotlights, tiled floor.

## Externally

Enclosed garden, paved patio, decked seating area, access to lawn garden and balcony overlooking the valley.



Tel: 01706215618

www.keenans-estateagents.co.uk