



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 PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.

## Horncliffe Mount, Bury Road, Rawtenstall, BB4 6JW

### Offers Over £400,000

AN INDIVIDUALLY BUILT, SPACIOUS FAMILY HOME IN ITS OWN PLOT WITH BEAUTIFUL, GENEROUS GARDENS WITH NO ONWARD CHAIN  
Horncliffe Mount is a charming family home commanding an enviable plot approximately one third of an acre, set well back from the road on the outskirts of Rawtenstall, less than one mile from the border with Edenfield village.  
Individually built and extended for the current owner, the property flows internally with well proportioned living accommodation and four bedrooms, making it perfect for a growing family looking for a property they can put their personal stamp on to make it their dream forever home.  
The property comprises a generous driveway; three lawned gardens and mature shrubs and trees. Terraces to front and rear, with well placed external electric lamps complete this attractive home. From its convenient location, with views of the surrounding countryside and adjacent wood, the property offers good access to local amenities and schools as well as major commuter routes to Bury and Manchester. Rawtenstall with its thriving centre of busy bars, restaurants, and exclusive shops is easily accessible.  
The property comprises original solid wood floors throughout. Entrance into the hallway provides access to a kitchen / diner, reception room, wet room and stairs to the first floor. The reception room leads to a sun room which contains access to the rear terrace and garden. The first floor leads to four bedrooms and a four piece suite bathroom. An integral good sized garage contains a recent newly installed central heating system with a rear door affording direct access to the terrace. The rear exterior contains a terrace leading to a lawned garden with mature shrubs and trees. The front of the property additionally contains laid to lawn gardens with a driveway for off road parking for at least two cars.  
For further information, or to arrange a viewing, please contact our Rossendale team at your earliest convenience.



# Horncliffe Mount, Bury Road, Rawtenstall, BB4 6JW

## Offers Over £400,000



- Beautiful Detached Property
- Ample Off Road Parking
- Spacious Laid To Lawn Garden
- Freehold
- Integral Garage
- Council Tax Band E
- Four Bedrooms
- Huge Potential
- EPC Rated D

### Ground Floor

#### Hallway

15'4 x 5'10 (4.67m x 1.78m )

Hardwood single glazed front entrance door, two single glazed windows, smoke alarm, solid wood flooring, stairs to the first floor and doors to the kitchen, wet room and reception room.

#### Kitchen

17'10 x 10'8 (5.44m x 3.25m )

Two hardwood double glazed windows, central heating radiator, range of wall and base units with granite effect surfaces, stainless steel sink with drainer and mixer tap, integrated oven and microwave in a high rise unit, four ring electric hob, plumbing for washing machine, integrated dishwasher, coving, solid wood flooring door to the side elevation.

#### Wet Room

5'9 x 2'9 (1.75m x 0.84m )

Hardwood double glazed window, central heating radiator, dual flush WC, direct feed shower, full tiled elevations and solid wood flooring.

#### Reception Room

17'11 x 11'8 (5.46m x 3.56m )

Hardwood double glazed window, central heating radiator, electric fire with stone hearth and mantel, coving and door to sun room.

#### Sun Room

12'2 x 10'9 (3.71m x 3.28m )

UPVC double glazed windows, two central heating radiators, solid wood flooring and UPVC double glazed door to rear.

### First Floor

#### Landing

16'10 x 5'10 (5.13m x 1.78m )

Hardwood double glazed window, solid wood flooring, loft hatch and doors to four bedrooms and bathroom.

#### Bedroom Two

20'1 x 9'10 (6.12m x 3.00m )

Three hardwood double glazed windows, two central heating radiators, coving and solid wood flooring.

#### Bedroom One

19'1 x 11'5 (5.82m x 3.48m )

Hardwood double glazed window, central heating radiator, fitted wardrobes and solid wood flooring.

#### Bedroom Three

10'7 x 9'7 (3.23m x 2.92m )

Hardwood double glazed window, central heating radiator, fitted wardrobes and solid wood flooring.

#### Bedroom Four

10'7 x 9'2 (3.23m x 2.79m )

Hardwood double glazed window, central heating radiator, fitted shelving and solid wood flooring.

### Bathroom

5'10 x 5'5 (1.78m x 1.65m )

Hardwood double glazed window, central heating radiator, pedestal wash basin, low basin WC, bidet, PVC panelled bath with mixer tap and rinse head, tiled elevations and solid wood flooring.

### External

#### Front

Planted garden and driveway providing off road parking for numerous vehicles leading to the integral garage.

#### Rear

Paved terrace accessed from the sun room with steps up to a private laid to lawn garden with hedges surrounded by woodland.

### Agents Notes

The property benefits from a recently installed central heating boiler.



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