



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			82
(81-91) B			
(69-80) C			
(55-68) D		59	
(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.

Newchurch Road, Rawtenstall, BB4 7SN

£395,000

IMPRESSIVE STONE BUILT THREE BEDROOM SEMI DETACHED HOME

Keenans are proud to present to the market this three bedroom semi detached home in the sought after location of Rawtenstall. Having been presented and maintained to the highest standard throughout with immaculate presentation, traditional features, spacious rooms and contemporary fixtures and fittings, this enviable home is not one to be missed! Situated conveniently close to schools, amenities, bus routes and major motorway links. A property perfectly suited to a growing family looking for their forever home.

The property comprises briefly; a welcoming hallway houses a staircase to the first floor with doors leading to the integral garage, dining room and two reception rooms. The dining room is open to the contemporary fitted kitchen which has a door leading out to the rear. The first floor landing has doors to three spacious bedrooms and a modern three piece bathroom suite. Externally, there is a laid to lawn garden with decking and patio areas to the rear, perfect for hosting. To the front, there is a laid to lawn garden, driveway providing off road parking for two vehicles and access to the integral garage.

Contact our Rossendale 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 @keenansestateagents

Newchurch Road, Rawtenstall, BB4 7SN

£395,000



- Beautifully Presented Semi Detached Property
- Contemporary Fitted Kitchen
- Ample Off Road Parking and Integral Garage
- EPC Rating D
- Three Bedrooms
- Bursting with Character
- Tenure Freehold
- Three Piece Bathroom
- Extensive Garden to Rear
- Council Tax Band D

Ground Floor

Entrance Hall

16'10 x 6'4 (5.13m x 1.93m)

Composite double glazed frosted front door, central heating radiator, coving, dado rail, laminate flooring, doors leading to two reception rooms, dining room, understairs storage, garage and stairs to first floor.

Reception Room One

12'11 x 11'10 (3.94m x 3.61m)

UPVC double glazed bow bay window, central heating radiator, coving, picture rail, television point, cast iron multi fuel burner with tiled hearth and decorative surround.

Reception Room Two

12'8 x 11'11 (3.86m x 3.63m)

UPVC double glazed windows, central heating radiator, picture rail, wall mounted gas fire, wood effect laminate flooring, television point and UPVC double glazed French doors to the rear.

Dining Room

8'1 x 7'3 (2.46m x 2.21m)

UPVC double glazed window, central heating radiator, dado rail, laminate flooring and open to the kitchen.

Kitchen

13'2 x 7'7 (4.01m x 2.31m)

UPVC double glazed window, range of wood panel wall and base units, granite effect surfaces, tiled splashbacks, ceramic sink with mixer tap and drainer, integrated electric oven with five ring gas hob and extractor hood, integrated fridge, dishwasher and breakfast bar, plinth lighting, tile effect flooring, spotlights and UPVC double glazed door to the rear.

First Floor

Landing

UPVC double glazed frosted window, loft access, doors leading to three bedrooms and bathroom.

Bedroom One

12'11 x 12'11 (3.94m x 3.94m)

UPVC double glazed window, central heating radiator, picture rail and original fireplace.

Bedroom Two

11'11 x 10'9 (3.63m x 3.28m)

UPVC double glazed window, central heating radiator, picture rail, coving, television point and wood effect flooring.

Bedroom Three

7'7 x 6'5 (2.31m x 1.96m)

UPVC double glazed window, central heating radiator, picture rail and wood effect flooring.

Bathroom

7'3" x 7'2" (2.21 x 2.18)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panelled bath with direct feed shower, fully tiled elevations, extractor fan, spotlights and wood effect flooring.

Exterior

Rear

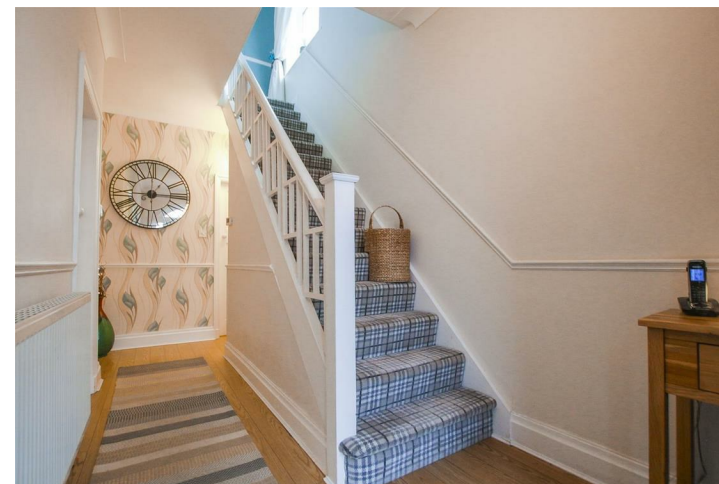
Laid to lawn garden with patio, decking areas and bedding.

Front

Laid to lawn garden, bedding areas, off road parking and access to garage.

Garage

17'3 x 10'3 (5.26m x 3.12m)



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