



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 | | | |
| (81-91) B | | 75 | 82 |
| (69-80) C | | | |
| (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.

Hollingreave Drive, Rawtenstall, BB4 8EP

£475,000

GUIDE PRICE £475,000 - £500,000.

A STUNNING FIVE BED FAMILY HOME WITH BEAUTIFUL REAR GARDEN PERFECT FOR FAMILIES

Welcome to your dream family home: a stunning five-bedroom residence boasting a beautiful rear garden, perfect for families. This exceptional property offers spacious living areas, modern amenities, and ample room for everyone to thrive. Step into the welcoming interior, where elegance meets functionality, providing the ideal backdrop for making cherished memories with loved ones. Outside, the enchanting rear garden invites outdoor play, relaxation or entertaining, creating a haven for both children and adults alike. Don't miss the opportunity to experience the unparalleled comfort and joy this home has to offer.

The property comprises briefly, to the ground floor: entrance through to a vestibule. Doors then lead to a garage that's been converted to a bedroom, a WC and to the hallway. Doors then lead to the kitchen/dining room, reception room, study, under stairs storage and stairs lead to the first floor. The kitchen/dining room opens to the reception and utility with a door to the rear. Double doors lead out to the rear from the reception room. On the first floor doors lead to four bedrooms and a shower room. The main bedroom also has an ensuite. The rear exterior boasts a beautiful laid to lawn garden and decking. At the front is a laid to lawn garden and brick laid driveway.

For further information, or to arrange a viewing, please contact our Keenans team at your earliest convenience.

Hollingreave Drive, Rawtenstall, BB4 8EP

£475,000

 5  3  2  C

Ground Floor

Entrance Vestibule

5'8 x 4'1 (1.73m x 1.24m)

Composite double glazed entrance door, central heating radiator, coving, laminate flooring and doors to bedroom, WC and hallway.

Bedroom

16'3 x 14'10 (4.95m x 4.52m)

Two UPVC double glazed windows, central heating radiator, electric radiator, fitted wardrobes, loft access, spotlights and laminate flooring.

WC

5'8 x 4'9 (1.73m x 1.45m)

Central heating radiator, dual flush WC, vanity top wash basin, PVC elevations, extractor fan and laminate flooring.

Hallway

10'4 x 9'7 (3.15m x 2.92m)

UPVC double glazed frosted window, central heating radiator, smoke alarm, coving, laminate flooring, stairs to the first floor and doors to kitchen, reception room and study.

Kitchen

24'6 x 11'1 (7.47m x 3.38m)

Two UPVC double glazed windows, two central heating radiators, range of wall and base units with laminate surfaces, composite sink with drainer and mixer tap, range cooker with six ring gas hob, integrated fridge freezer and Hotpoint dishwasher, spotlights, tiled flooring and open to utility and reception room.

Utility Room

5'11 x 4'8 (1.80m x 1.42m)

Central heating radiator, range of wall and base units with laminate surfaces, stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for dryer and composite double glazed door to the rear.

Reception Room

19' x 14'5 (5.79m x 4.39m)

Two central heating radiators, electric fire with marble effect surround, coving and UPVC double glazed French doors to the rear.

Study

9'7 x 8'2 (2.92m x 2.49m)

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

First Floor

Landing

Loft access, smoke alarm and doors to four bedrooms and shower room.

Bedroom One

16'1 x 11'2 (4.90m x 3.40m)

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

En Suite

8' x 8' (2.44m x 2.44m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, panelled bath with rainfall shower overhead, PVC panelled ceiling with spotlights and laminate flooring.

Bedroom Two

12'10 x 11'2 (3.91m x 3.40m)

UPVC double glazed window, central heating radiator, fitted storage, coving and laminate flooring.

Bedroom Three

13'8 x 8'4 (4.17m x 2.54m)

UPVC double glazed window, central heating radiator, fitted storage and coving.

Bedroom Four

12'10 x 7'6 (3.91m x 2.29m)

UPVC double glazed window, central heating radiator, fitted storage, coving and laminate flooring.

Shower Room

10'1 x 8'1 (3.07m x 2.46m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin, walk in direct feed shower unit, tiled elevations, spotlights, extractor fan and vinyl flooring.

External

Front

Laid to lawn garden with stone chipped bedding and a block paved driveway providing off road parking.

Rear

Laid to lawn garden with decked seating area and stone chippings.



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