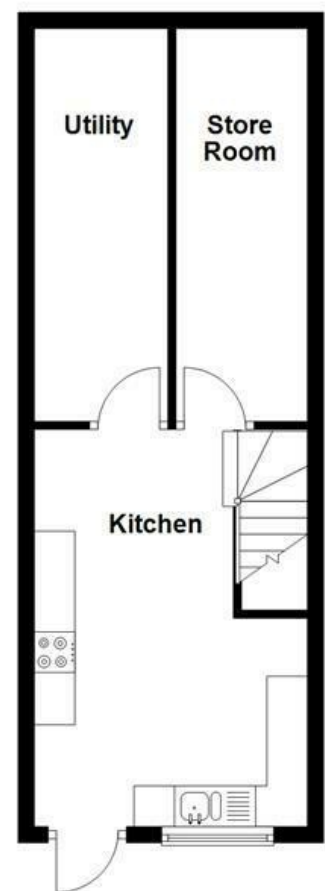
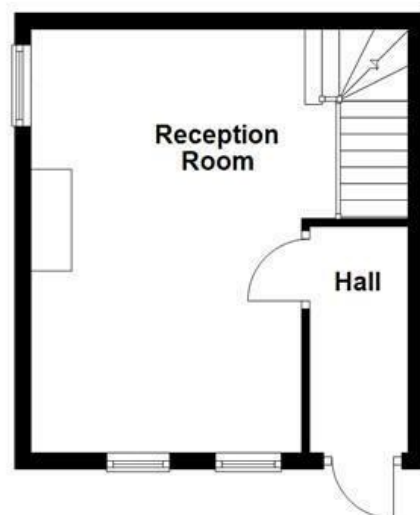


Lower Ground Floor
Approx. 33.0 sq. metres (355.6 sq. feet)



Ground Floor
Approx. 24.2 sq. metres (260.6 sq. feet)

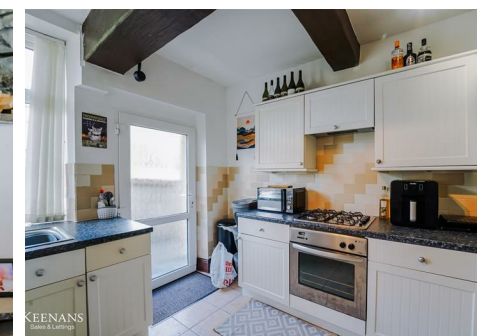
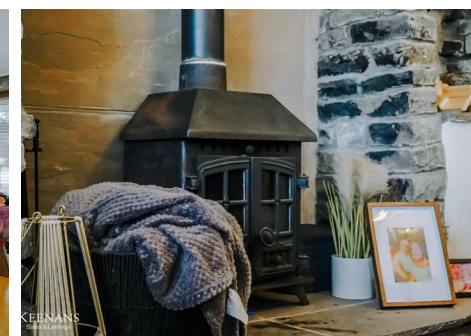


First Floor
Approx. 24.3 sq. metres (262.1 sq. feet)



Total area: approx. 81.6 sq. metres (878.4 sq. feet)

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		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	66	
(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.

Crabtree Buildings, Rawtenstall, BB4 6ET

Offers Over £140,000

FANTASTIC END TERRACED HOME

Welcome to Crabtree Buildings in Rawtenstall, where this charming house awaits its new owners! This property offers a perfect blend of old-world charm and modern style, with exposed beams throughout creating a cosy cottage feel that is simply delightful.

Situated in a private location with no overlooking properties, you can enjoy peace and tranquillity in your own private oasis. The property boasts a private garden space where you can relax and unwind while taking in the fantastic views over the surrounding area.

If you are looking for a home that exudes character and offers a unique living experience, then this house at Crabtree Buildings is the perfect choice for you. Don't miss out on the opportunity to own a piece of history with all the modern comforts you desire.

If you would like any further information or have any questions at all please feel free to contact our Rossendale branch at your convenience.

Crabtree Buildings, Rawtenstall, BB4 6ET

Offers Over £140,000



- Tenure Leasehold
- On Street Parking
- Fitted Kitchen And Three Piece Bathroom Suite
- Close Proximity To Local Amenities
- Council Tax Band A
- End Terraced Property
- Ideal Home For A Couple Or First Time Buyers
- EPC Rating D
- Two Spacious Bedrooms
- Easy Access To Major Network Links

Ground Floor

Entrance

UPVC door to hall.

Hall

9'2 x 4' (2.79m x 1.22m)
Tiled floor, stairs to cellar and door to reception room.

Lower Ground Floor

Kitchen

15'6 x 9'4 (4.72m x 2.84m)
UPVC double glazed window, central heating radiator, range of wall and base units, laminate work tops, oven, four ring gas hob, extractor hood, tiled splash back, plumbed for washing machine, space for fridge freezer, stainless steel one and a half sink and drainer with mixer tap, smoke alarm, exposed beams, UPVC door to rear tiled floor, doors to utility and store room.

Utility

15'11 x 5'5 (4.85m x 1.65m)
Central heating radiator and tiled floor.

Store Room

15'10 x 5'4 (4.83m x 1.63m)
Central heating radiator and meter access.

Reception Room

17'1 x 13'3 (5.21m x 4.04m)
Two UPVC double glazed windows, central heating radiator, multi fuel burner with stone fireplace, tiled floor and stairs to first floor.

First Floor

Landing

7'1 x 2' (2.16m x 0.61m)
Loft access, doors to shower room, two bedrooms and laminate floor.

Bedroom One

15'4 x 8'11 (4.67m x 2.72m)
UPVC double glazed window, central heating radiator and laminate floor.

Bedroom Two

10'9 x 7'10 (3.28m x 2.39m)
UPVC double glazed window, central heating radiator, vinyl floor and exposed beams.

Shower Room

7' x 4'4 (2.13m x 1.32m)
UPVC double glazed frosted window, central heating radiator, pedestal wash basin, low level WC, enclosed direct feed rainfall shower with rinse head, part tiled elevation, vinyl floor and exposed beams.

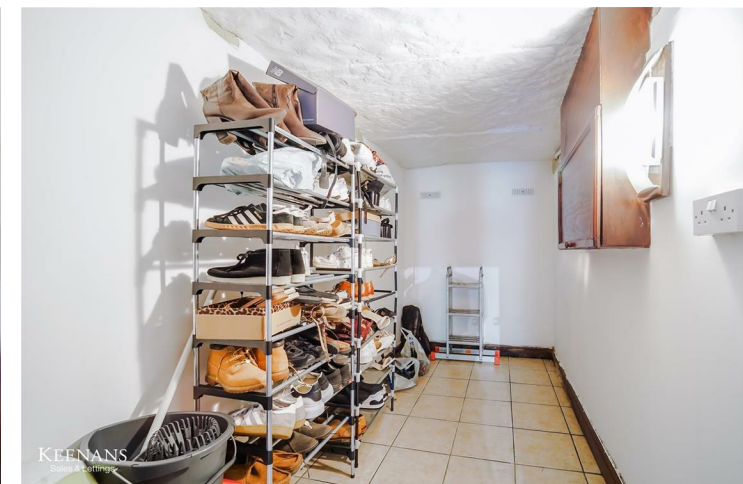
External

Front

Walkway to the front door.

Rear

Stone chip yard.



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