Ground Floor

Kitchen

Reception Room

Hall

Reception Room

Entrance Vestibule

First Floor

Bathroom

Bedroom 2

Landing

Bedroom 1

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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Sales & Lettings

Burnley Road, Rawtenstall, BB4 8LA
£185,000

A BEAUTIFULLY PRESENTED TWO BEDROOM MID TERRACE PROPERTY IN A SOUGHT AFTER AREA

Welcome to this charming mid-terrace property located on Burnley Road in the sought-after area of Rawtenstall. This stunning house boasts two cosy reception rooms that exude character, perfect for entertaining guests or relaxing after a long day. The two spacious bedrooms make this home perfect for a small family or couple looking for their first home. Situated in a sought-after area, this property not only offers a comfortable and inviting living space but also provides the convenience of being close to amenities, schools, and transport links. This home on Burnley Road is a wonderful opportunity to own a piece of tranquillity in Rawtenstall.

The property comprises briefly; entrance into a welcoming hallway that has doors to two reception rooms and staircase to the first floor. The second reception room has storage and a door to the kitchen that leads out to the rear. The first floor landing houses doors on to two generously sized bedrooms and a large four piece bathroom suite. Externally to the rear of the property is an enclosed yard with storage outbuilding. The front of the property has an enclosed yard with bedding areas.

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Burnley Road, Rawtenstall, BB4 8LA
£185,000

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- Mid Terraced Property
- Fitted Kitchen
- On Street Parking
- EPC Rating: D

- Two Bedrooms
- Four Piece Bathroom
- Leasehold

- Two Reception Rooms
- Enclosed Rear Yard
- Council Tax Band: A

Ground Floor

Enclosed yard and storage outbuilding.

Vestibule
4'9 x 3'3 (1.45m x 0.99m)
Composite entrance door, picture rail, tile flooring and hardwood door to hall,

Hall
9'3 x 3'3 (2.82m x 0.99m)
Central heating radiator, stairs to first floor, wood effect flooring and doors to two reception rooms.

Reception Room One
11'3 x 11 (3.43m x 3.35m)
UPVC double glazed bay window, central heating radiator, ceiling rose, picture rail and gas fire with decorative surround.

Reception Room Two
15'1 x 14'9 (4.60m x 4.50m)
UPVC double glazed window, central heating radiator, ceiling rose, picture rail, cast iron log burner with stone hearth and surround, TV point, wood effect flooring and door to kitchen.

Kitchen
9'7 x 6'2 (2.92m x 1.88m)
UPVC double glazed window, wood panelled wall and base unite with laminate worktops, single oven, four ring electric hob, tiled splash back, extractor hood, stainless steel sink with draining board and mixer tap, fridge freezer, plumbed for washing machine, part tiled elevation, tiled flooring and composite door to rear.

First Floor

Landing
Central heating radiator, and doors to two bedrooms and bathroom.

Bedroom One
15' x 11'1 (4.57m x 3.38m)
Two UPVC double glazed windows, two central heating radiators, ceiling rose, storage and over stairs storage.

Bathroom
11'7 x 7'10 (3.53m x 2.39m)
UPVC double glazed frosted window, central heating radiator, low level WC, wall mounted sink, direct feed corner rainfall shower, freestanding double bath with rinse head, spotlights, airing cupboard, part tiled elevations and laminate flooring.
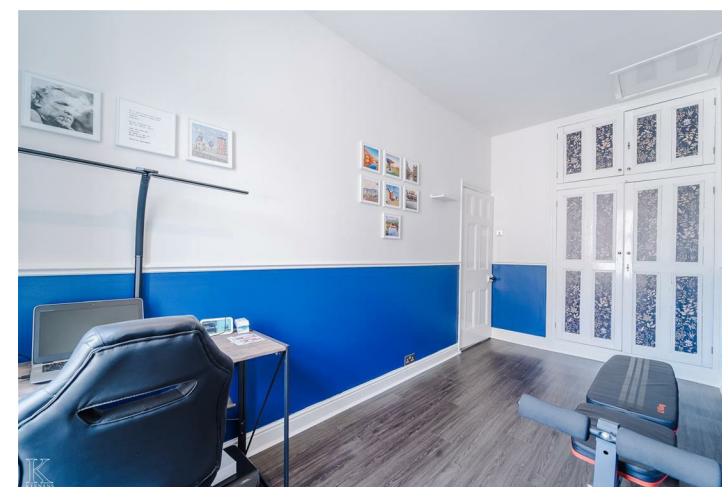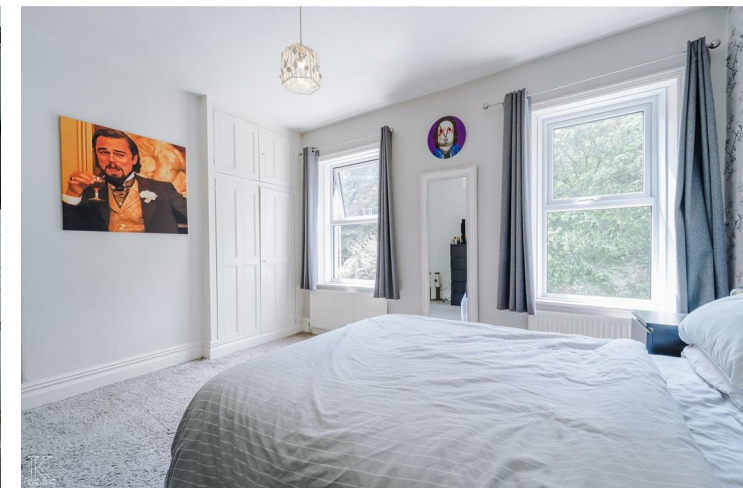
Bedroom Two
14'7 x 6'9 (4.45m x 2.06m)
UPVC double glazed window, central heating radiator, dado rail, loft access and storage.

External

Front
Enclosed yard and bedding areas.

Rear