

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			88
(81-91) B		76	
(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	

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## Hawthorne Meadows, Crawshawbooth, BB4 8BF

### £230,000

AN IMMACULATE THREE BEDROOM PROPERTY IN A SOUGHT AFTER AREA

Welcome to this stunning three-bedroom home located in the sought-after Hawthorne Meadows, Crawshawbooth, Rossendale. This immaculate property boasts state-of-the-art fixtures and fittings throughout, offering a perfect blend of modern living and comfort.

As you step inside, you are greeted by a spacious reception room, ideal for entertaining guests or simply relaxing with your family. The modern kitchen diner is a true highlight of this home, providing a stylish space to cook and dine together.

Outside, you will find a lovely garden to the rear, perfect for enjoying some outdoor time or hosting summer gatherings. Additionally, the twin driveway offers convenient parking for your vehicles, making coming and going a breeze.

Located in the desirable Hawthorne Meadows, this property not only offers a beautiful living space but also provides a great sense of community and convenience. Don't miss out on the opportunity to make this house your home in the charming area of Crawshawbooth, Rossendale.

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# Hawthorne Meadows, Crawshawbooth, BB4 8BF

£230,000



- Beautifully Presented Terraced Property
- Modern Three Piece Bathroom
- Off Road Parking
- EPC Rating: C
- Three Bedrooms
- Spacious Reception Room
- Leasehold
- Fitted Kitchen With Integrated Appliances
- Enclosed Rear Garden
- Council Tax Band: B

## Ground Floor

### Hall

Rockdoor entrance door, upright central heating radiator, wood effect flooring, stairs to first floor and door to reception room.

### Reception Room

16'5 x 11'5 (5.00m x 3.48m)

UPVC double glazed window, central heating radiator, two feature wall lights, gas fire with decorative surround, TV point, under stairs storage, wood effect flooring and double doors to kitchen/dining area.

### Kitchen/Dining Area

14'7 x 8'6 (4.45m x 2.59m)

UPVC double glazed window, range of wood panelled wall and base units with granite worktops, integrated high rise double Bosch oven, four ring Bosch induction hob, integrated Bosch extractor hood, one and half bowl composite sink with draining board and mixer tap, wine cooler, larder units, integrated fridge freezer, integrated Bosch slimline dishwasher and integrated washing machine, laminate flooring and UPVC double glazed French doors to rear.

## First Floor

### Landing

Loft access, doors leading to three bedrooms, family bathroom and airing cupboard.

### Bedroom One

12'10 x 7'9 (3.91m x 2.36m)

UPVC double glazed window, central heating radiator, TV point and fitted wardrobes.

### Bedroom Two

9'11 x 7'10 (3.02m x 2.39m)

UPVC double glazed window, central heating radiator, TV point and fitted wardrobes.

### Bedroom Three

9'3 x 6'5 (2.82m x 1.96m)

UPVC double glazed window, central heating radiator and storage.

### Bathroom

6'4 x 6'1 (1.93m x 1.85m)

UPVC double glazed frosted window, central heating towel rail, spotlights, dual flush WC, wall mounted wash basin, tiled panel bath with rainfall shower over, bath TV, mirror with sensor light, part tiled elevations and tiled flooring.

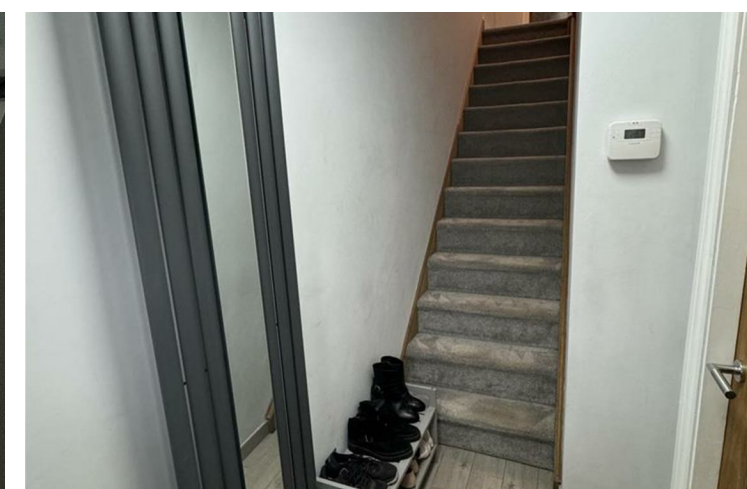
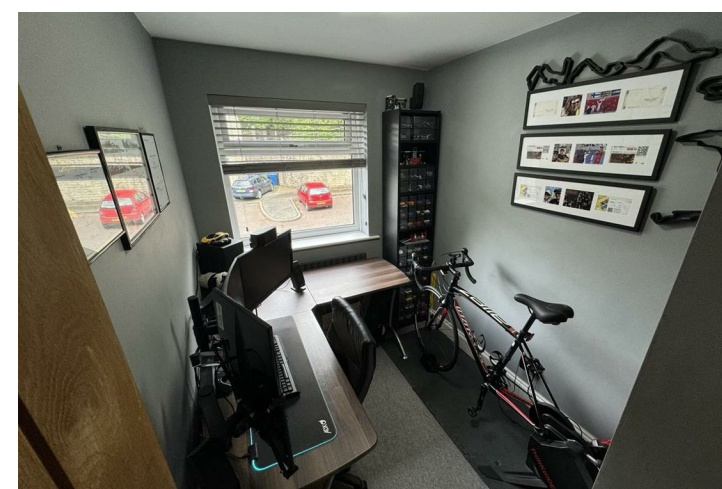
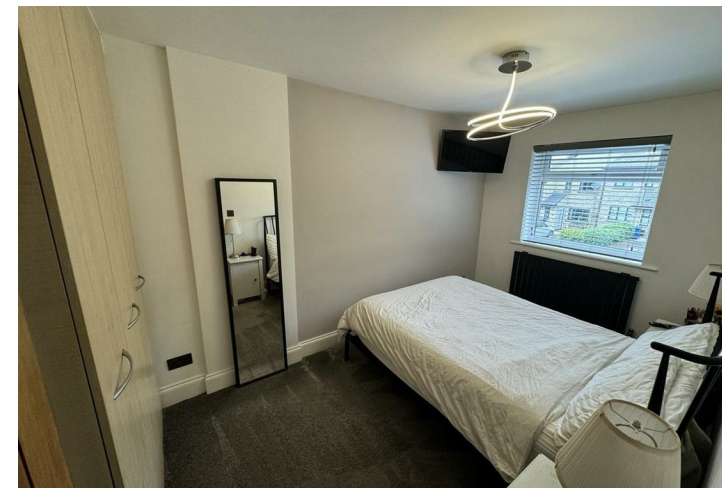
## External

### Rear

Enclosed Indian stone flagged patio, K-rendered wall and pizza oven.

### Front

Paved drive.



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