



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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Schofield Road, Rawtenstall, BB4 8RP

£245,000

AN ENVIABLE END TERRACED PROPERTY

Offering an abundance of indoor and outdoor space, neutral interior and modern fixtures and fittings, this exceptional four bedroom end terraced property is being proudly welcomed to the market in the desirable location of Rawtenstall. With two living areas, enviable garden space and having been presented and maintained to the highest standard throughout, this property is truly the perfect home for any growing family not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Burnley, Accrington and major motorway links. With four double bedrooms, accommodation over three floors and multi fuel fires to both living areas, this property is the perfect home to move straight into!

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms houses a staircase to the first floor. The second reception room guides you on to a contemporary fitted kitchen. The kitchen boasts modern wall and base units, integrated appliances and leads out to the rear. The first floor comprises of doors on to two double bedrooms, a modern family bathroom and staircase to the second floor. The main bedroom benefits from access on to a study which could be converted into an en suite if desired. The second floor leads on to two additional double bedrooms. Externally there is an enclosed yard to the rear with access to a garden which has laid to lawn, paving and stone chip areas. To the front there is a paved courtyard.

For further information or to arrange a viewing please contact our Rossendale branch at your earliest convenience.

Schofield Road, Rawtenstall, BB4 8RP

£245,000



- Exquisite End Terrace Property
 - Contemporary Fitted Kitchen
 - Envious Garden Space
 - EPC Rating TBC
- Four Bedrooms
 - Neutral Decoration Throughout
 - Tenure Leasehold
- Four Piece Bathroom Suite
 - Ample Living Space
 - Council Tax Band A

Ground Floor

Entrance Vestibule

4'4 x 3'1 (1.32m x 0.94m)

UPVC double glazed frosted leaded front door, coving, picture rail and hardwood single glazed frosted door to hall.

Hall

11'6 x 3'1 (3.51m x 0.94m)

Central heating radiator, coving, doors leading to two reception rooms and stairs to first floor.

Reception Room One

12'7 x 11'1 (3.84m x 3.38m)

UPVC double glazed window, central heating radiator, coving, cast iron multifuel burner with slate hearth, television point, wood effect laminate flooring and hardwood single glazed double doors to reception room two.

Reception Room Two

15'0 x 11'9 (4.57m x 3.58m)

UPVC double glazed window, central heating radiator, coving, cast iron multifuel burner with exposed brick hearth and oak mantel, wood effect laminate flooring and door to kitchen.

Kitchen

20'5 x 5'10 (6.22m x 1.78m)

Two UPVC double glazed windows, central heating radiator, spotlights, range of high gloss wall and base units with wood effect work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with high spout mixer tap, integrated electric oven with four ring induction hob and extractor hood, integrated fridge and freezer, plumbing for washing machine, integrated boiler, understairs storage, tiled flooring and composite double glazed frosted door to rear.

First Floor

Landing

14'11 x 5'2 (4.55m x 1.57m)

Central heating radiator, coving, doors leading to two bedrooms, bathroom and door to stairs to second floor.

Bedroom One

14'1 x 12'7 (4.29m x 3.84m)

UPVC double glazed window, central heating radiator, coving and door to study.

Study

9'0 x 4'0 (2.74m x 1.22m)

Spotlights and wood effect laminate flooring.

Bedroom Two

10'5 x 9'0 (3.18m x 2.74m)

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

Bathroom

8'6 x 6'1 (2.59m x 1.85m)

Two UPVC double glazed frosted window, central heating radiator, corner direct feed rainfall shower enclosed with rinse head, tiled panel bath with waterfall mixer tap, vanity top wash basin with waterfall mixer tap, dual flush WC, tiled elevations, spotlights and tiled flooring.

Second Floor

Landing

10'11 x 5'8 (3.33m x 1.73m)

Integrated eave storage and doors to two bedrooms.

Bedroom Three

14'10 x 12'7 (4.52m x 3.84m)

Velux window, central heating radiator, television point and eave storage.

Bedroom Four

14'7 x 8'8 (4.45m x 2.64m)

Velux window, central heating radiator, television point and wood effect laminate flooring.

External

Rear

Courtyard & garden

Front

Enclosed forecourt with paving and access to laid to lawn garden with paving.



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