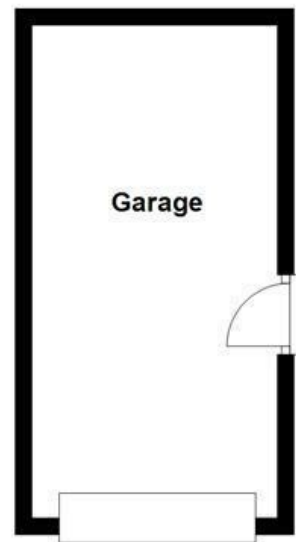




Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Cedar Avenue, Rawtenstall, BB4 6RR

### Offers Over £265,000

A SPACIOUS THREE BEDROOM TRUE BUNGALOW

Nestled on Cedar Avenue in the charming town of Rawtenstall, Rossendale, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With three spacious bedrooms, this true bungalow is ideal for a small family or a couple seeking the ease of single-storey living without sacrificing internal space.

As you step inside, you will be greeted by an abundance of natural light that fills the home, creating a warm and inviting atmosphere. The well-proportioned reception room provides a lovely space for relaxation and entertaining, while the neutrally finished interiors allow for a seamless move-in experience, enabling you to personalise the space to your taste.

The property boasts a well-appointed bathroom and a functional kitchen, making daily living both practical and enjoyable. Outside, you will find off-road parking and a single garage, providing ample space for your vehicles and additional storage.

Situated close to local amenities, this bungalow offers the perfect balance of tranquility and accessibility. Whether you are enjoying the impressive views from your home or taking a short stroll to nearby shops and services, this property is sure to meet your needs.



# Cedar Avenue, Rawtenstall, BB4 6RR

## Offers Over £265,000

 3  1  1  E

- Semi Detached Bungalow
  - Fitted Kitchen
  - Off Road Parking And Garage
  - EPC Rating: E
- Three Bedrooms
  - Three Piece Bathroom
  - Freehold
- Spacious Reception Room
  - Enclosed Rear Garden
  - Council Tax Band: C

### Ground Floor

#### Porch

6'1 x 2'7 (1.85m x 0.79m)  
UPVC double glazed frosted entrance door, UPVC double glazed frosted window and door to reception room.

#### Reception Room

15'3 x 14'2 (4.65m x 4.32m)  
UPVC double glazed window, central heating radiator, smoke alarm, coving, electric fire, marble effect hearth and surround and doors to inner hall and kitchen.

#### Kitchen

14'6 x 10'10 (4.42m x 3.30m)  
UPVC double glazed window, spotlights, coving, wall and base units, laminate worktops, integrated double oven in high rise unit, four burner gas hob, extractor, tiled splash back, stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, wood effect flooring, door to pantry and UPVC double glazed frosted door to rear.

#### Inner Hall

Loft access, fitted storage, smoke alarm and doors to two bedrooms and bathroom.

#### Bedroom One

11'3 x 9'4 (3.43m x 2.84m)  
UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

#### Bedroom Two

9'4 x 8'11 (2.84m x 2.72m)  
UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

#### Bedroom Three

7'11 x 7'10 (2.41m x 2.39m)  
UPVC double glazed window, central heating radiator and coving.

#### Bathroom

7'10 x 5'5 (2.39m x 1.65m)  
UPVC double glazed frosted window, central heated towel rail, coving, dual flush WC, pedestal wash basin with mixer taps, panel bath with traditional taps and electric feed shower over, tiled elevation and wood effect flooring.

#### External

##### Rear

Laid to lawn garden, paving and bedding areas.

##### Front

Laid to lawn garden, bedding areas, drive leading to garage.



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