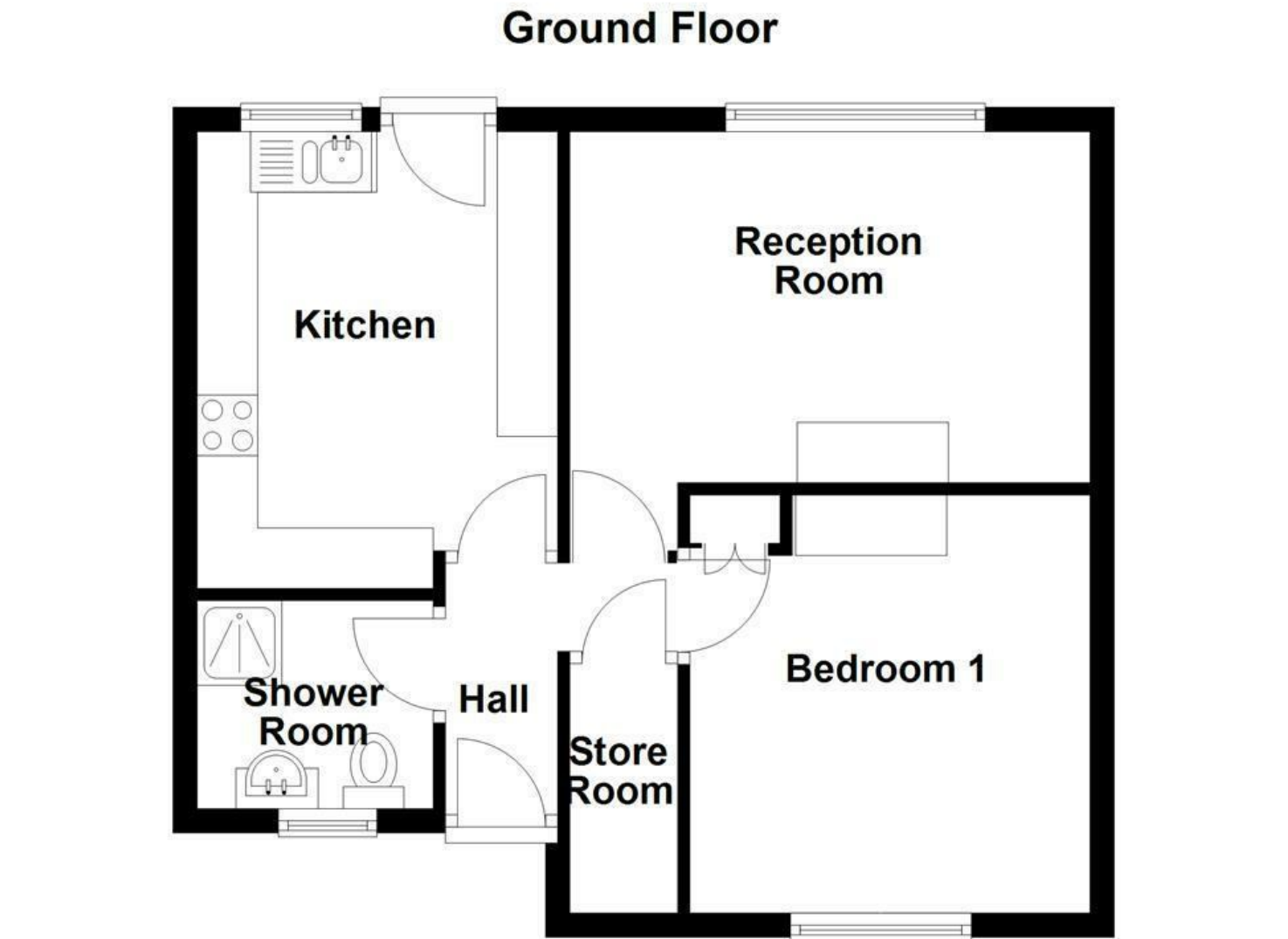




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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



Cherry Crescent, Rawtenstall, BB4 6DL

£140,000

BUNGALOW LIVING IN SOUGHT AFTER AREA

Nestled in the charming area of Rawtenstall, this delightful bungalow in Cherry Crescent offers a perfect blend of comfort and convenience. With its single bedroom and well-appointed bathroom, this property is ideal for individuals or couples seeking a tranquil living space.

Upon entering, you are welcomed into a cosy reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and functionality, ensuring that every corner of the home is utilised effectively.

The bungalow also features a lovely summerhouse, which can serve as a versatile space for hobbies, a home office, or simply a peaceful retreat to enjoy the surrounding garden. This additional feature enhances the appeal of the property, providing an opportunity to embrace outdoor living.

Located in a friendly neighbourhood, this property is conveniently situated near local amenities, including shops, parks, and public transport links including Manchester, also with various countryside areas to visit, making it an excellent choice for those who appreciate both tranquility and accessibility.

In summary, this charming terrace bungalow presents a wonderful opportunity for anyone looking to settle in a serene environment while still being close to the conveniences of modern life. With its inviting spaces and delightful summerhouse, this property is not to be missed.

Cherry Crescent, Rawtenstall, BB4 6DL

£140,000

 1  1  1  D

- Terraced Bungalow
- Fitted Kitchen
- On Street Parking
- EPC Rating: D
- One Bedroom
- Three Piece Shower Room
- Tenure: Freehold
- One Reception Room
- Enclosed Rear Garden And Summer House
- Council Tax Band: A

Ground Floor

Hall

6'8 x 6' (2.03m x 1.83m)
UPVC double glazed entrance door, central heating radiator, loft access, smoke alarm, dado rail, wood effect flooring and doors to reception room, kitchen, bedroom, store room and shower room,

Store Room

6'9 x 2'9 (2.06m x 0.84m)

Shower Room

6'5 x 5'8 (1.96m x 1.73m)
UPVC double glazed frosted window, central heating radiator, low flush WC, vanity top wash basin with mixer tap, electric feed shower in single enclosure, PVC panel ceiling, tiled elevation and tiled flooring.

Bedroom One

11'4 x 10'10 (3.45m x 3.30m)
UPVC double glazed window, central heating radiator, ceiling fan and fitted wardrobes,

Reception Room One

14'1 x 9'6 (4.29m x 2.90m)
UPVC double glazed window, central heating radiator, dado rail, electric fire, granite hearth and surround, decorative mantle and TV point

Kitchen

12'5 x 9'9 (3.78m x 2.97m)
UPVC double glazed window, central heating radiator, spotlights, wood panel wall and base units, laminate worktops, integrated oven in high rise units, four burner gas hob, extractor hood, tiled splash backs, one and half bowl stainless steel sink with draining board and mixer taps, space for fridge and freezer, plumbing for washing machine, tiled flooring and UPVC double glazed door to rear.

External

Front

Gravel chips, paving, bedding areas and steps.

Rear

Artificial lawn, bedding areas, gravel chips and summer house.

Summer House

14'1 x 7'7 (4.29m x 2.31m)



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