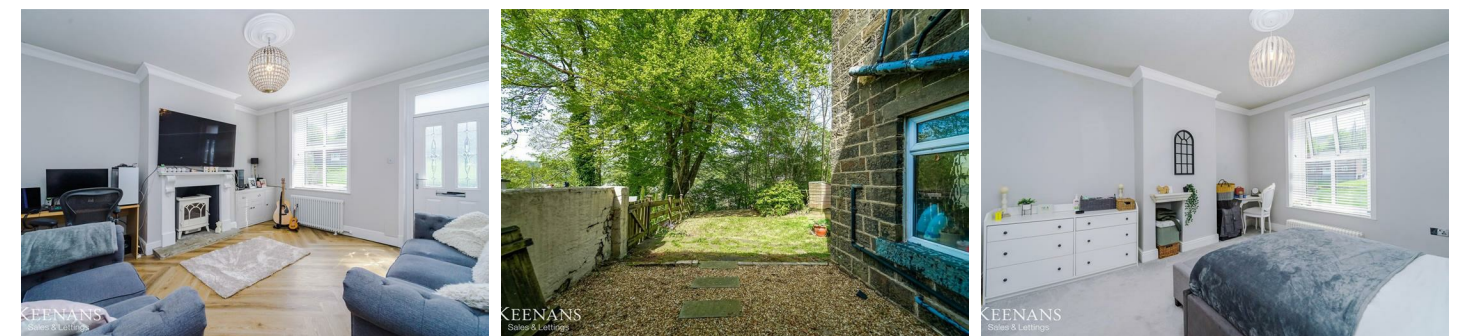
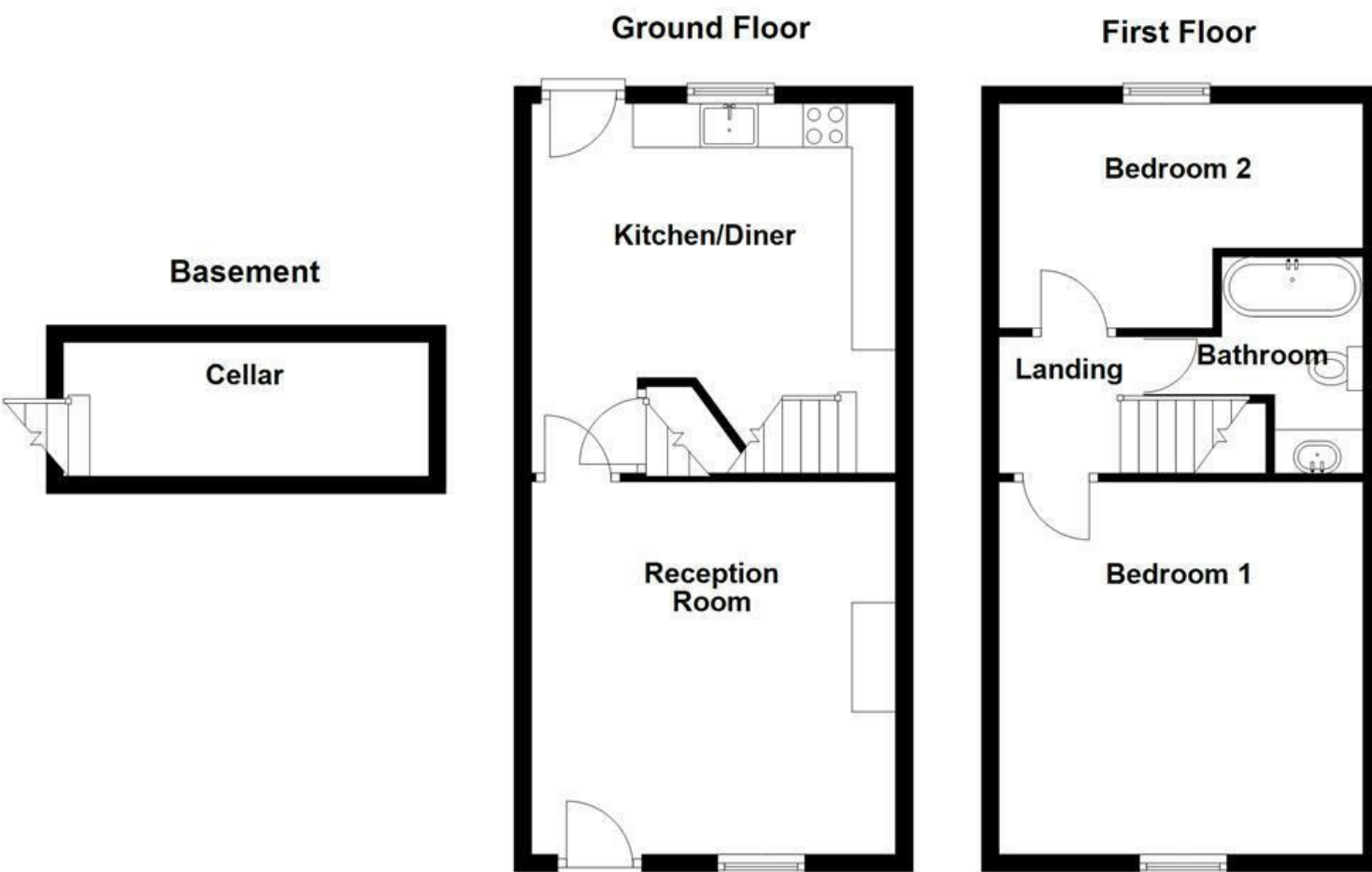




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Bury Road, Rawtenstall, BB4 6DD

£195,000

AN OUTSTANDING MID TERRACED PROPERTY

Having been presented and updated to the highest standard throughout with immaculate presentation, an abundance of indoor and outdoor space, stylish interiors and modern fixtures and fittings, this enviable two bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Rawtenstall. With neutral decorations, two double bedrooms and enviable garden space, this property is the perfect home for any small family or couple ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bury, Manchester, Burnley and major motorway links.

The property comprises briefly; a welcoming and spacious reception room guides you through to a contemporary fitted kitchen diner. The kitchen diner boasts modern wall and base units, integrated appliances and houses staircases to the first floor and lower ground floor. The lower ground floor benefits from a fantastic cellar space. The first floor comprises of doors on to two double bedrooms and a modern family bathroom. Externally there is a laid to lawn garden to the rear with paving and decking areas. To the front there is a stone chip garden.

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

Bury Road, Rawtenstall, BB4 6DD

£195,000

 **2**  **1**  **1**  **C**

- An Exceptional Mid Terraced Property
 - Perfect Home
 - On Street Parking
 - Tenure Freehold
- Two Double Bedrooms
 - Sought After Location
 - EPC Rating C
- Modern Fixtures And Fittings
 - Garden To The Rear
 - Council Tax Band A

Ground Floor

Entrance

Composite double glazed frosted door to the Reception Room.

Reception Room

14 x 13'8 (4.27m x 4.17m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, electric fire with stone hearth, integrated alcove storage, wood effect laminate flooring, door to the kitchen diner, door to the lower ground floor, stairs to the first floor.

Kitchen Diner

13'11 x 13'8 (4.24m x 4.17m)

UPVC double glazed window, central heating radiator, a range of panelled wall and base units, hardwood surface, inset stainless steel sink with a high spout mixer tap, integrated electric Indesit double oven with a four ring induction hob and extractor hood, integrated fridge freezer, dishwasher and washing machine/dryer, wood effect laminate flooring, UPVC double glazed leaded door to the rear, door to stairs to the lower ground floor, stairs to the first floor.

Lower Ground Floor

13'9 x 5 (4.19m x 1.52m)

Power and lighting.

First Floor

Landing

5'1 x 5'1 (1.55m x 1.55m)

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

Bedroom One

14 x 13'8 (4.27m x 4.17m)

UPVC double glazed window, central heating radiator, coving, ceiling rose.

Bedroom Two

13'8 x 8'4 (4.17m x 2.54m)

UPVC double glazed window, central heating radiator.

Bathroom

8'2 x 7'11 (2.49m x 2.41m)

Central heating radiator with a heated towel rail, a three piece suite comprising of a dual flush WC, freestanding bath with a mixer tap and direct feed rainfall shower head, vanity top wash basin with mixer tap, tiled elevations, pendant lighting, extractor fan, spotlights, tiled flooring.

External

Rear

Laid to lawn garden with paving, stone chip and decking areas.

Front

Stone chip garden.



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