



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

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## Nuttall Street, Rawtenstall, BB4 7SF

### £195,000

AN ENVIABLE END TERRACED PROPERTY

Having been presented and maintained to the highest standard throughout with immaculate presentation, modern fixtures and fittings and neutral decoration, this idyllic two bedroom end terraced property is being proudly welcomed to the market in the desirable location of Rawtenstall. A stones throw away to the ever popular market town, this property benefits from an open plan living and kitchen space, fantastic renovated loft space with no chain delay and is the perfect home for any small family or couple ready to move straight into and put their own stamp on! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Burnley, Bury and major motorway links.

The property comprises briefly; an entrance vestibule leads through to a spacious reception room. The reception room guides you openly on to a fitted kitchen diner and houses a staircase to the first floor. The kitchen leads out to the rear. The first floor comprises of doors on to two generously sized bedrooms, modern bathroom and houses a staircase to the second floor. The second floor benefits from a loft room. Externally there is an enclosed yard to the rear which has recently been rendered.

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

# Nuttall Street, Rawtenstall, BB4 7SF

## £195,000

 **2**  **1**  **1**  **D**

- End Terraced Property
  - Contemporary Fitted Kitchen
  - On Street Parking
  - EPC Rating: D
- Two Bedrooms And Attic Room
  - Central Location
  - Tenure: Leasehold
- Neutrally Decorated Throughout
  - Enclosed Rear Yard
  - Council Tax Band: A

### Ground Floor

**Vestibule**  
3'5 x 3'2 (1.04m x 0.97m)  
Composite double glazed frosted entrance door and door to reception room.

**Reception Room**  
13'4 x 12'9 (4.06m x 3.89m)  
UPVC double glazed window, central heating radiator, stone fireplace, meter cupboard, door to stairs to first floor and open access to kitchen/dining room.

**Kitchen/Dining Room**  
14'11 x 13'4 (4.55m x 4.06m)  
Two UPVC double glazed windows, central heating radiator, smoke alarm, range of wood effect wall and base units, granite effect worktops, tiled splash back, stainless steel sink with draining board and mixer tap, integrated electric oven, four ring electric hob, extractor hood, space for fridge freezer, plumbing for washing machine, Main Eco boiler, wood effect lino flooring and composite door to rear.

### First Floor

**Landing**  
14'11 x 5'3 (4.55m x 1.60m)  
UPVC double glazed window, central heating radiator, under stairs storage, door to stairs for second floor and doors to two bedrooms and bathroom.

**Bedroom One**  
13'4 x 12'9 (4.06m x 3.89m)  
UPVC double glazed window, central heating radiator and TV point.

**Bedroom Two**  
7'8 x 7'8 (2.34m x 2.34m)  
UPVC double glazed window and central heating radiator.

**Bathroom**  
7'8 x 7' (2.34m x 2.13m)  
UPVC double glazed frosted window, heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and rinse head, tiled elevation and wood effect lino flooring.

### Second Floor

**Attic Room**  
17'1 x 8' (5.21m x 2.44m)  
Velux window, central heating radiator and eaves storage.

### External

**Rear**  
Enclosed paved yard.



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