



| 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>61</b> |           |
| (39-54) <b>E</b>                                          |           |           |
| (21-38) <b>F</b>                                          |           |           |
| (1-20) <b>G</b>                                           |           |           |
| Not energy efficient - higher running costs               |           |           |
| England & Wales<br><small>EU Directive 2002/91/EC</small> |           |           |

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.

## Union Street, Rawtenstall, BB4 7RF

### Offers Over £189,950

AN EXCEPTIONAL FAMILY HOME

Having been presented and maintained to the highest standard throughout with immaculate presentation, modern fixtures and fittings and stylish decoration, this outstanding three bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Rawtenstall. A stones throw away from the ever popular market town, this property benefits from two bathrooms, contemporary kitchen and three double bedrooms, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Bury, Burnley and major motorway links.

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room guides you through to a hallway which leads on to a contemporary fitted kitchen and houses a staircase to the first floor. The kitchen boasts modern wall and base units, integrated appliances and leads out to the rear and down to a cellar space. The first floor comprises of doors on to two double bedrooms, bathroom and staircase to the second floor. The second floor benefits from an impressive main bedroom with added en suite shower room. Externally there is an enclosed yard with paved areas.

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

# Union Street, Rawtenstall, BB4 7RF

## Offers Over £189,950

 3  2  1  D

- Immaculate Mid Terrace Property
  - Modern Fitted Kitchen
  - On Street Parking
  - EPC Rating D
- Three Bedrooms
  - Perfect Family Home
  - Tenure Freehold
- Two Bathrooms
  - Low Maintenance Yard to Rear
  - Council Tax Band A

### Ground Floor

#### Entrance Vestibule

3'4 x 2'7 (1.02m x 0.79m)

Composite double glazed frosted front door, tiled flooring and door to vestibule.

#### Reception Room

15'7 x 12'10 (4.75m x 3.91m)

UPVC double glazed window, central heating radiator, gas fire, two feature wall lights, television point, wood effect tiled flooring and open to inner hall.

#### Inner Hall

2'9 x 2'4 (0.84m x 0.71m )

Wood effect tiled flooring, open to kitchen and stairs to first floor.

#### Kitchen

15'7 x 9'10 (4.75m x 3.00m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with granite effect work surfaces, stainless steel sink with mixer tap, integrated high rise double oven, four ring gas hob and extractor hood, integrated fridge freezer, integrated dishwasher, breakfast bar, spotlights, pendant lighting, wood effect tiled flooring, stairs to lower ground floor and UPVC double glazed frosted door to rear.

### First Floor

#### Landing

15'7 x 5'3 (4.75m x 1.60m )

Smoke detector, doors leading to two bedrooms, bathroom and stairs to second floor.

#### Bedroom Two

15'7 x 10'6 (4.75m x 3.20m )

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

#### Bedroom Three

10'0 x 7'0 (3.05m x 2.13m)

UPVC double glazed window and central heating radiator.

#### Bathroom

7'0 x 4'10 (2.13m x 1.47m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, freestanding roltop ball and clawfoot bath with mixer tap and rinse head, pedestal wash basin with mixer tap, tiled elevations, spotlights, extractor fan and tiled flooring.

### Second Floor

#### Landing

6'4 x 3'3 (1.93m x 0.99m )

Door to bedroom one.

### Bedroom One

19'8 x 14'2 (5.99m x 4.32m)

UPVC double glazed window, central heating radiator, loft access, fitted wardrobes, spotlights, eave storage and door to en suite.

#### En Suite

8'1 x 6'10 (2.46m x 2.08m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower enclosed with rinse head, tiled elevations, spotlights, extractor fan, integrated linen cupboard and tiled flooring.

#### External

#### Rear

Enclosed yard with paved areas.



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