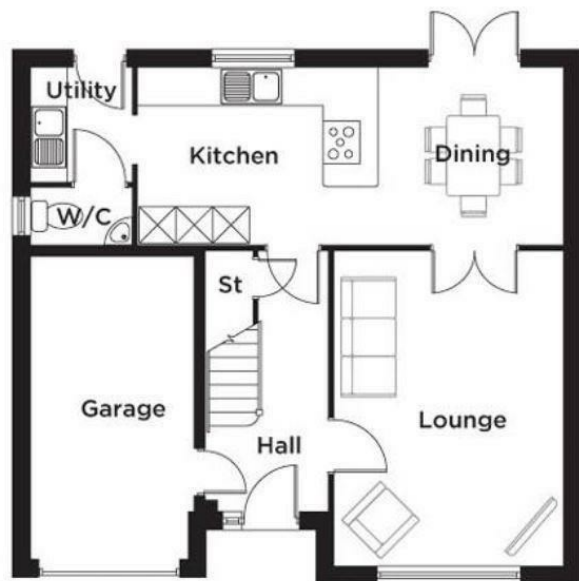




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

Oaklands Drive, Rawtenstall, BB4 6SA

£435,000

SPACIOUS DETACHED FAMILY HOME

Nestled on the desirable Oaklands Drive in Rawtenstall, this exceptional detached family home offers a perfect blend of comfort and space. With four generously sized bedrooms and two well-appointed bathrooms, this property is ideal for families seeking room to grow.

As you enter, you are welcomed by two inviting reception rooms, providing ample space for relaxation and entertaining. The layout of the home presents a complete blank canvas, allowing you to personalise the interiors to suit your taste and lifestyle.

The property boasts charming gardens to both the front and rear, offering a delightful outdoor space for children to play or for hosting summer gatherings. Additionally, off-road parking is available for one vehicle, along with a garage for extra storage or secure parking.

Conveniently located, this home is close to local amenities and key commuter routes, making it an excellent choice for those who value accessibility without sacrificing the tranquility of suburban living. This remarkable property truly represents a perfect family home, ready for you to make it your own. Don't miss the opportunity to view this splendid residence.

Oaklands Drive, Rawtenstall, BB4 6SA

£435,000

 4  2  2  B

- Exceptional Detached Property
 - Contemporary Fitted Dining Kitchen
 - Off Road Parking and Integral Garage
 - EPC Rating B
- Four Bedrooms
 - Additional Utility Room
 - Tenure Freehold
- Two Bathrooms
 - Gardens to Front and Rear
 - Council Tax Band D

Ground Floor

Entrance Hall

14'0 x 6'0 (4.27m x 1.83m)
Composite double glazed front door and window, central heating radiator, smoke detector, thermostat, doors leading to reception room, kitchen/dining area, integral garage, under stairs storage and stairs to first floor.

Reception Room

16'0 x 11'11 (4.88m x 3.63m)
UPVC double glazed window, central heating radiator, television point and double doors to kitchen/dining area.

Kitchen/Dining Area

22'0 x 10'0 (6.71m x 3.05m)
UPVC double glazed window, two central heating radiators, range of wall, base and drawer units with complementary work surfaces and tiled splashback, inset stainless steel one and a half bowl sink and drainer with mixer tap, integrated electric Indesit oven and grill, gas hob with extractor hood, integrated dishwasher, integrated fridge and freezer, smoke alarm, wood effect flooring, open to utility and UPVC double glazed French doors to rear.

Utility

7'0 x 5'0 (2.13m x 1.52m)
Base unit with complementary work surface and tiled splashback, inset stainless steel sink and drainer with mixer tap, enclosed boiler, plumbing for washing machine, wood effect flooring, door to WC and composite double glazed frosted door to rear.

WC

5'0 x 2'11 (1.52m x 0.89m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, tiled splashback and wood effect flooring.

First Floor

Landing

13'0 x 10'0 (3.96m x 3.05m)
Central heating radiator, loft access, smoke detector, doors leading to four bedrooms, family bathroom and storage cupboard.

Bedroom One

13'0 x 12'0 (3.96m x 3.66m)
UPVC double glazed window, central heating radiator, telephone point, television point, fitted wardrobes and door to en suite.

En Suite

6'0 x 6'0 (1.83m x 1.83m)
Fitted with a white three piece suite comprising shower enclosure with direct feed shower, close couple WC and a wall mounted wash basin with mixer tap, part tiled elevations, chrome towel radiator, shaver point, vinyl floor covering and a UPVC double glazed frosted window.

Bedroom Two

11'0 x 11'0 (3.35m x 3.35m)
UPVC double glazed window, central heating radiator, and fitted wardrobe.

Bedroom Three

10'0 x 9'0 (3.05m x 2.74m)
UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Four

9'10 x 9'0 (3.00m x 2.74m)
UPVC double glazed window and central heating radiator.

Bathroom

7'0" x 5'0" (2.13 x 1.52)
UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, partially tiled elevations, shaver point, extractor fan and vinyl flooring.

External

Rear

Enclosed garden with laid to lawn, paved patio, mature shrubbery and trees.

Front

Laid to lawn garden, tarmac driveway and access to garage.



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