

Prospect Hill, Rawtenstall, BB4 8JP Offers In The Region Of £138,950

TWO BED MID TERRACE WITH CONVERTED LOFT!

Introducing this charming two-bedroom terraced home, perfectly situated for convenience and comfort. Recently refurbished to a high standard, this property is in excellent condition and move-in ready.

Upon entering, you are welcomed into a cozy living room that flows seamlessly into a spacious kitchen, offering an ideal space for cooking and entertaining. The kitchen leads to a generous backyard, perfect for outdoor relaxation.

Upstairs, the front bedroom is impressively large, accompanied by a smaller second bedroom ideal for a single occupant or home office. Additionally, the converted loft provides a versatile area that can be tailored to suit your lifestyle, offering ample extra space.

Located just a short stroll from the heart of Rawtenstall, you'll have easy access to an array of shops, bars, and restaurants. For those commuting, the motorway is only a short drive away. Surrounded by stunning countryside, this home is also a gateway to scenic walks and outdoor adventures.

Kitchen/Dining

14'5" x 11'9" (4.40 x 3.60)

Lounge

14'5" x 11'1" (4.40 x 3.40)

Bedroom

7'10" x 8'6" (2.40 x 2.60)

Bedroom

14'5" x 11'1" (4.40 x 3.40)

Bathroom

6'2" x 8'6" (1.90 x 2.60)

Loft Room

14'5" x 18'0" (4.40 x 5.50)

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure - Leasehold

To be confirmed by the Vendor's Solicitors

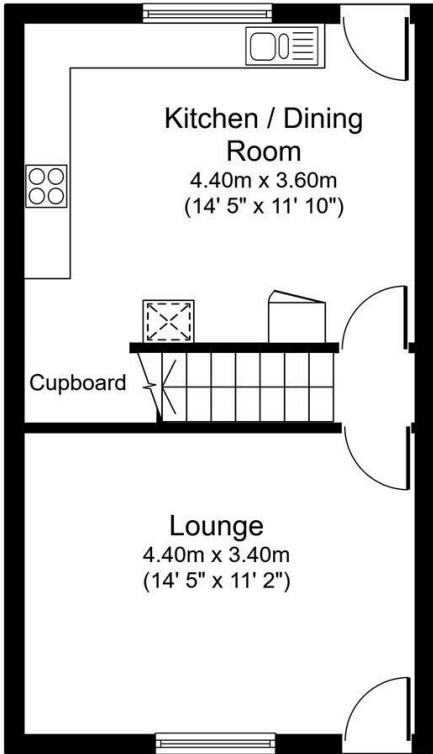
Possession:

Vacant possession upon completion

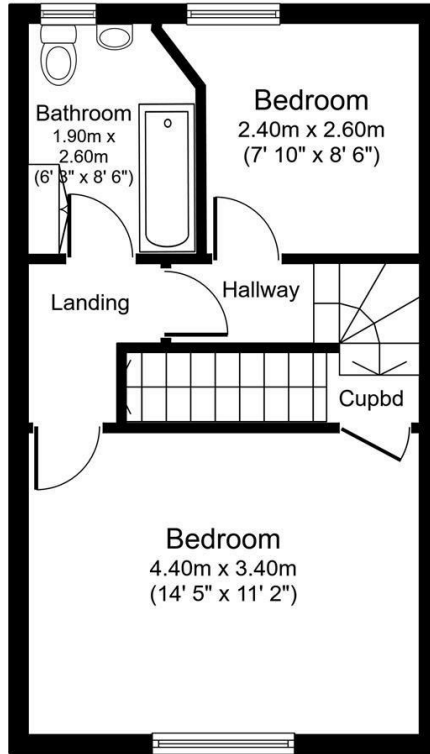
Viewing:

Viewing strictly by appointment through Lifestyle Sales and Lettings

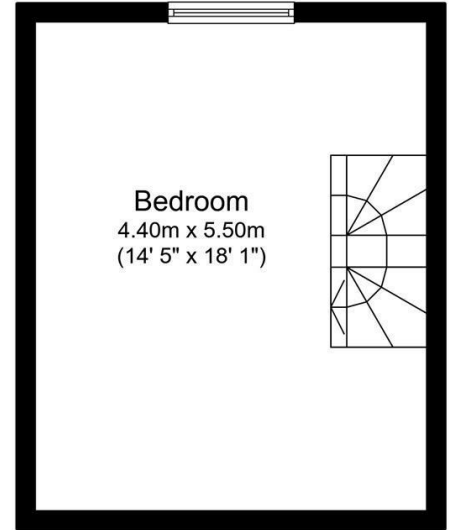
Total floor area 94.6 sq.m. (1,018 sq.ft.) approx



Ground Floor



First Floor



Second Floor

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