



FINE & COUNTRY



- Newchurch Road, Rawtenstall, Rossendale
- 5 Bedroom, Extended Semi-Detached Family Home
- EXTENSIVELY Upgraded & Improved Throughout
- Beautifully Presented Throughout
- Substantial Family Accommodation
- Excellent, Low Maintenance Garden
- Highly Sought After Position
- VIEWING HIGHLY RECOMMENDED

236, Newchurch Road, Rossendale, BB4 7QX

Superbly presented, substantial 5 bedroom accommodation with many significant upgrades and brand new improvements, including a beautiful lantern-roofed orangery. Extended, good size family living accommodation in a highly sought after setting within walking distance of Rawtenstall centre. **VIEWING HIGHLY RECOMMENDED - By Appointment Only**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Newchurch Road, Rawtenstall, Rossendale is a 5 bedroom, semi-detached home providing great family living space close to Rawtenstall centre amenities. Having just been extended, upgraded and improved, the property now boasts a fantastic garden space to the rear, orangery, Indian stone patio and both an integral garage and a driveway to the front, adding off road parking too. Inside, the property has been decorated and finished to a high standard, with superb, modern neutral presentation throughout.

This property really has been given a comprehensive suite of upgrades including: Re-roof, extension, rebuilt stone rear exterior, new boiler and central heating system, new fireplace, new shower room added, new downstairs WC, new range cooker and extractor, new fitted wardrobes, new flooring throughout, new decor throughout. Outside, the property has been treated to a fully landscaped finish with the Indian Stone patio, low maintenance garden and planting etc, which now offers a level garden with lovely views and a westerly aspect for lovely summer evenings.

Internally, the property briefly comprises: Entrance Porch, Hallway, Under Stairs WC, Lounge, Dining Room, new Orangery, Dining Kitchen, Integral Garage. Off the first floor Landing are Bedrooms 1-5, Bathroom and new Shower Room. Externally, to the front of the property is a Front Driveway while to the rear is a brand new Landscaped Rear Garden too.

Located within easy walking distance of the heart of Rawtenstall, with all the benefits of town centre amenities including shopping, leisure, health and transport facilities, this home offers one of the best locations in the centre of Rossendale. Positioned on one of Rossendale's most sought-after streets, the property is also ideally situated for nearby M65/M66 motorway links and extensive public transport connections.

Porch 4'8" x 4'1"

Hallway 15'11" x 6'0"

WC 6'11" x 2'9"

Lounge 13'9" x 12'6"

Dining Room 13'8" x 11'1"

Orangery 11'2" x 10'2"

Open Plan Kitchen / Dining 12'10" x 17'4"

Landing

Bedroom 1 13'8" x 12'0"

Bedroom 2 11'11" x 12'0"

Bedroom 3 17'2" x 8'11"

Bedroom 4 12'2" x 8'11"

Bedroom 5 8'8" x 8'1"

Bathroom 7'1" x 6'6"

Shower Room 6'3" x 3'3"

Integral Garage 11'10" x 9'0"

Front Driveway

Rear Patio

Rear Garden

Agents Notes

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