

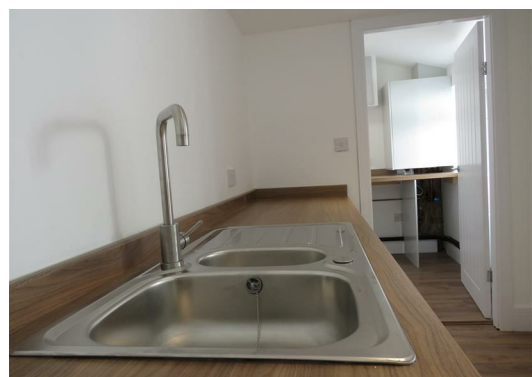


Yarraville Street, BB4 6BA £925 PCM

This beautifully renovated three-bedroom end-terrace home in Rawtenstall offers a perfect blend of modern style and cosy comfort. Finished to an exceptional standard throughout, the property feels fresh, bright, and welcoming from the moment you step inside. The spacious living room provides an ideal setting for family relaxation, while the understairs area offers practical storage with potential to be used as a convenient cloakroom.

The contemporary kitchen is fitted with an integrated oven and electric hob, with additional space available in the rear utility room for white goods. The bathroom has been thoughtfully designed with a sleek, modern aesthetic, featuring a bath with a drench shower overhead, along with a stylish sink and toilet, creating a clean and inviting space to unwind.

Upstairs, the generous master bedroom comfortably accommodates a king-size bed with room to spare, while the two additional bedrooms are perfect for children, guests, or a home office. The property is ideally located close to well-regarded local schools, scenic green spaces such as Whitaker Park, and a range of shops, cafes, and everyday amenities, making it an excellent choice for families and professionals alike.



Disclaimer:

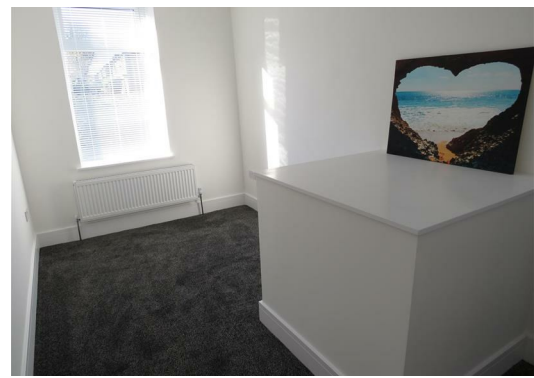
These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Tenants 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 let with the property. Please contact 01706 823 131 for further details.

Viewing:

Viewing strictly by appointment through
The Lifestyle Letting Agency.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(13-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(13-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



Head Office: 121 Whalley Road, Ramsbottom, Lancashire, BL0 0DG

Telephone: 01706823131 **Email:** enquiries@lifestylesalesandlettings.co.uk **Website:** www.lifestylesalesandlettings.co.uk