

40 Ward Way

Rawtenstall, Rossendale







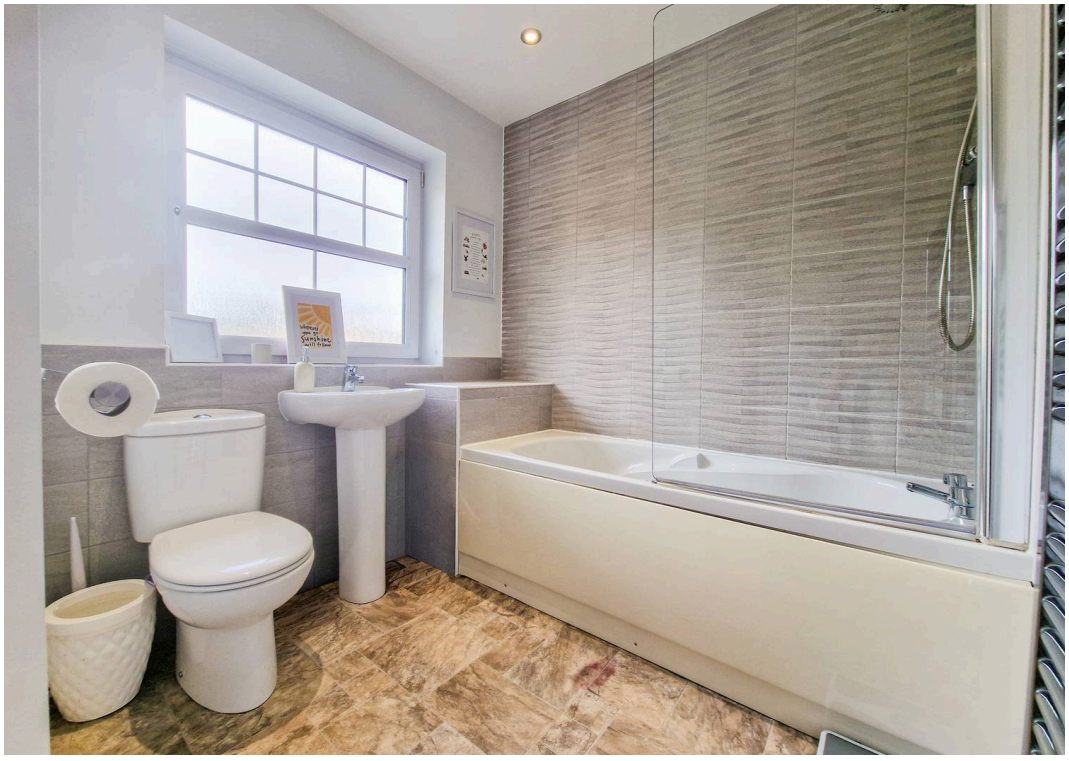
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Spacious 3-bed detached home with ensuite, modern kitchen, garage, large sunny garden, woodland views, driveway. Sought-after Ward Way, near schools, shops, transport, and countryside walks.
Council Tax band: D
Tenure: Leasehold
EPC Energy Efficiency Rating: B

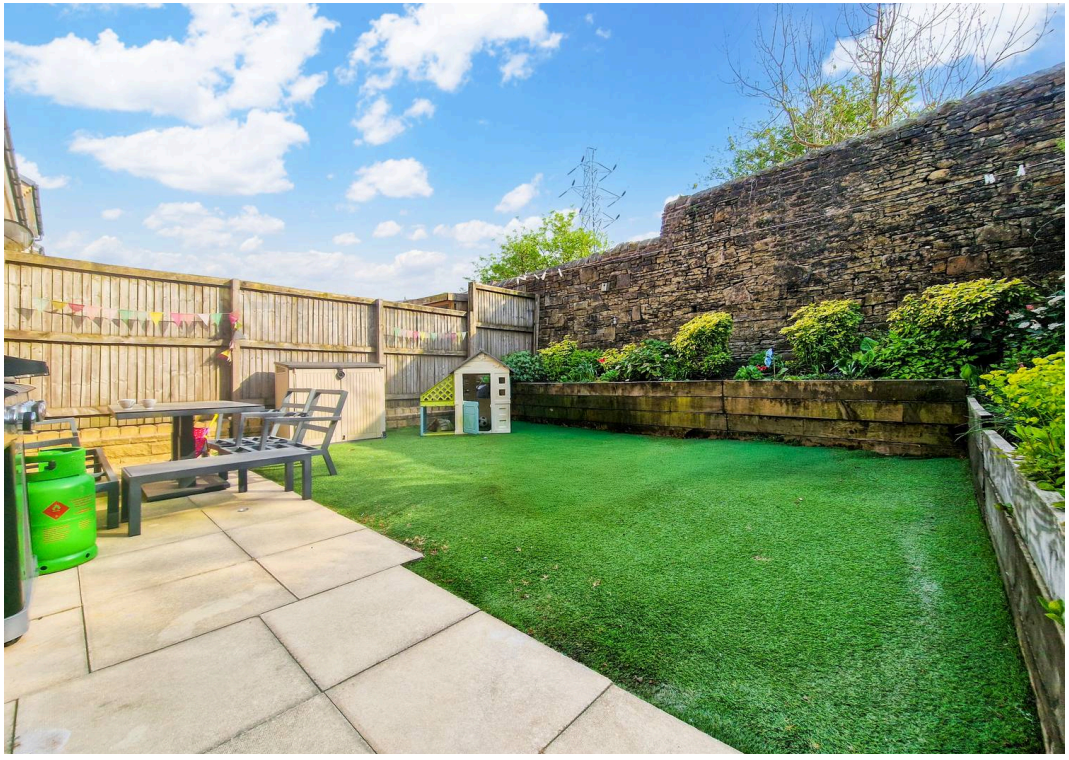
- Impressive three-bedroom home occupying a prime plot beside open pastureland in one of Rawtenstall's most sought-after communities
- Versatile living accommodation, including dual-aspect lounge, dining/family room & modern kitchen
- Downstairs WC & large integral garage
- Three double bedrooms, including a master with fitted wardrobes & ensuite
- Contemporary family bathroom
- Sunny, low-maintenance garden backing onto woodland & pastureland
- Substantial driveway and integral garage
- Occupying a prime, private spot on the ever-popular Ward Way estate, known for its family-friendly layout & close-knit community
- Ideally placed for commuters with excellent transport links
- Surrounded by excellent schools, shops, cafés & affluent local amenities, making it an exceptional choice for families seeking quality of life, convenience & a premium area








Harrison.
Est 1987

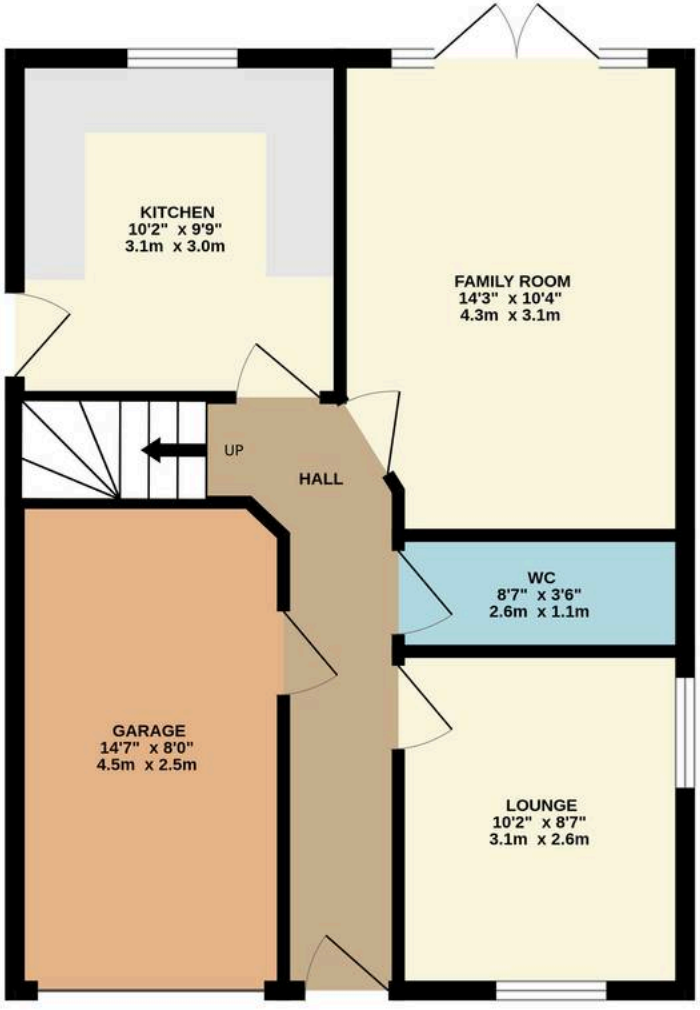




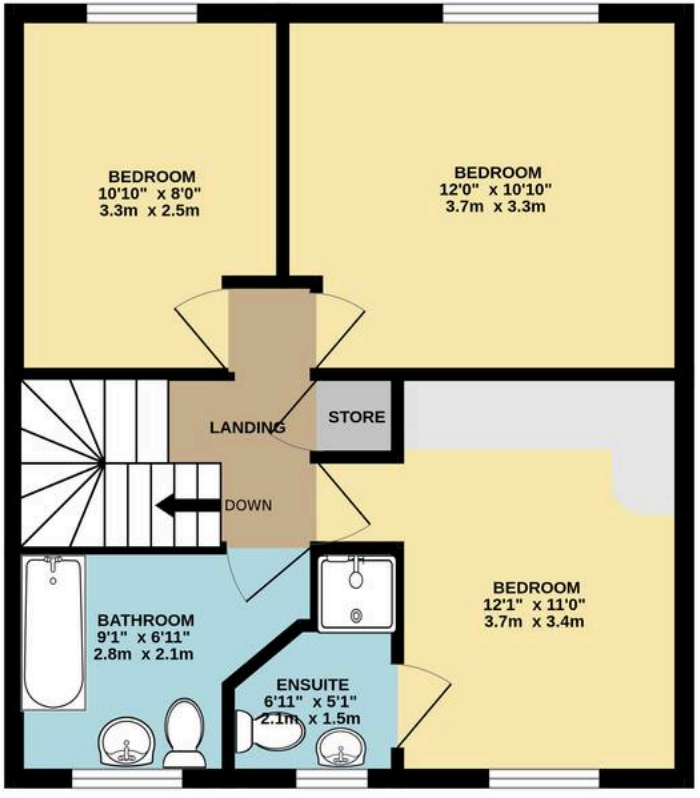



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GROUND FLOOR
559 sq.ft. (51.9 sq.m.) approx.

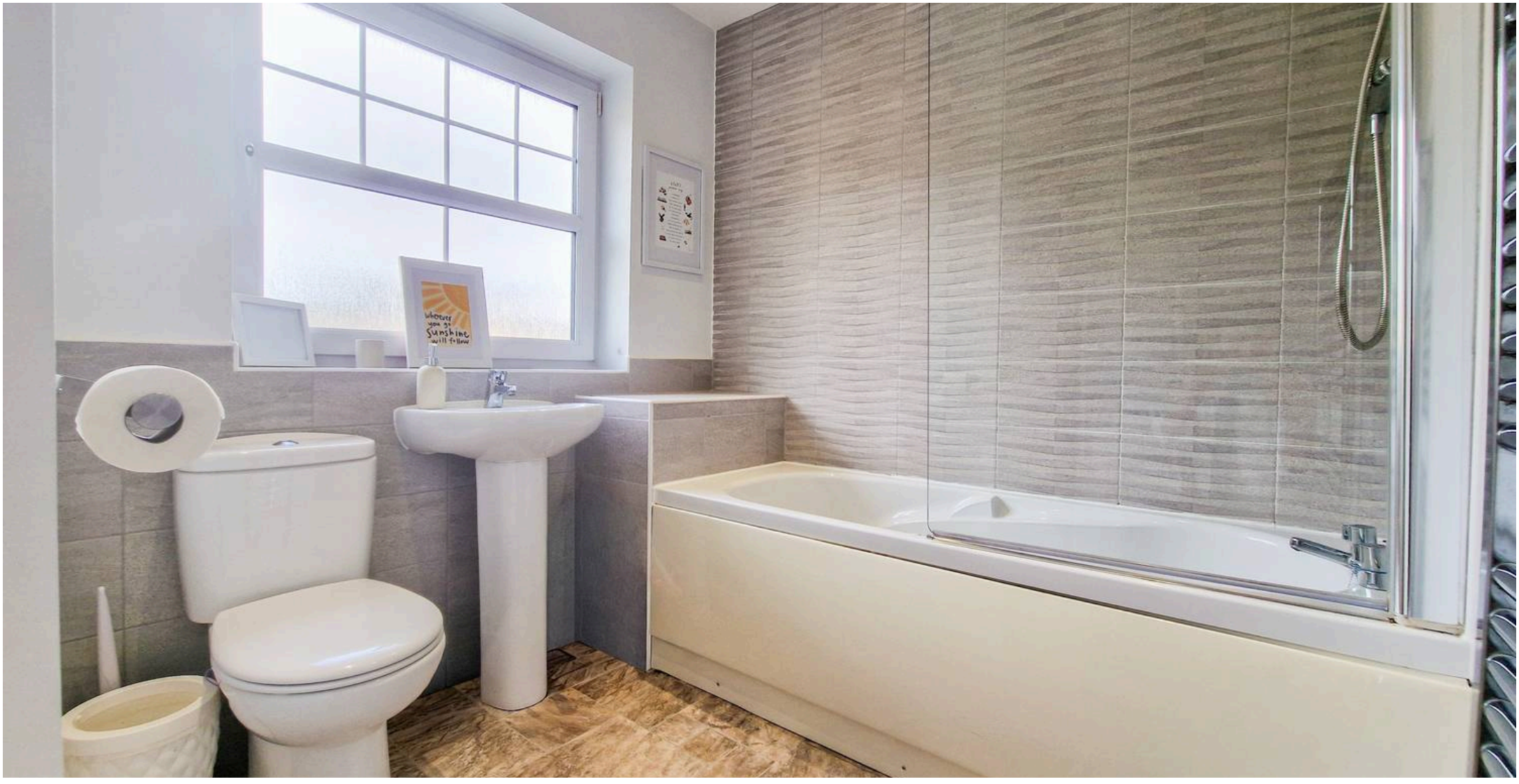


1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1017 sq.ft. (94.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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