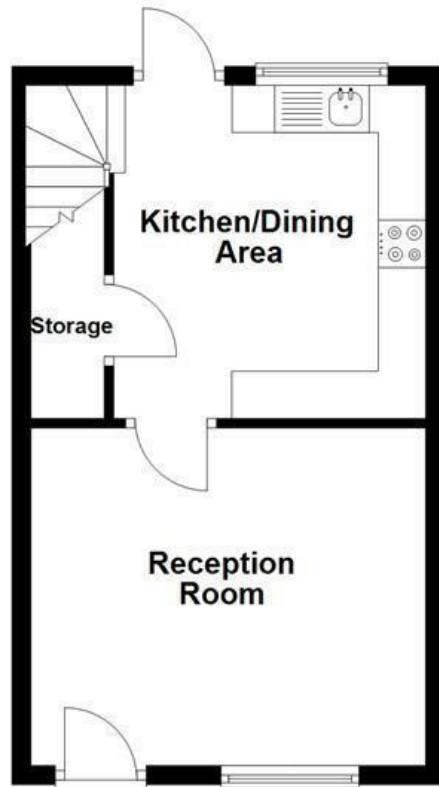
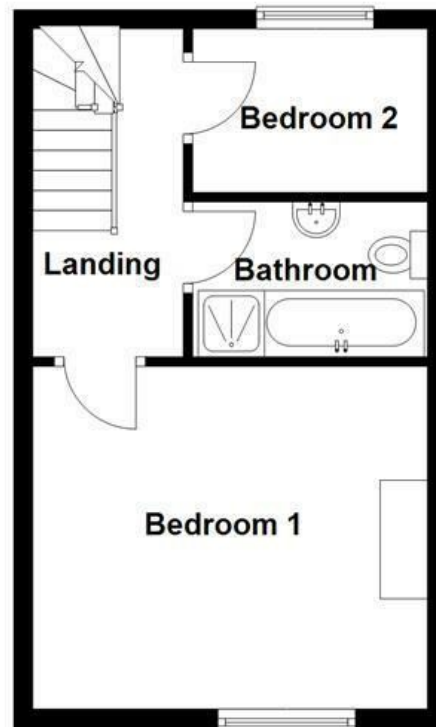


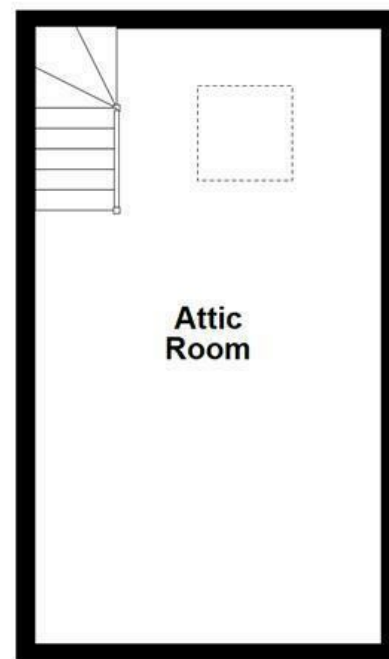
Ground Floor




First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

East Street, Rawtenstall, BB4 8LJ

Offers In The Region Of £165,000

THE PERFECT FIRST TIME HOME

Nestled in the heart of Rawtenstall on East Street, this beautifully presented mid-terrace house offers an ideal opportunity for first-time buyers or small families seeking a home that is ready to move into. With three well-proportioned bedrooms, this property provides ample space for comfortable living.

Upon entering, you are greeted by a warm and inviting atmosphere, enhanced by a charming kitchen that is perfect for family meals and entertaining guests. The modern bathroom suite adds a touch of contemporary elegance, ensuring that all your needs are met in style.

The property boasts a single reception room, which serves as a versatile space for relaxation or social gatherings. The low-maintenance rear yard is a delightful feature, providing a perfect spot to enjoy long summer evenings, whether you are hosting a barbecue or simply unwinding after a busy day.

Conveniently located, this home offers easy access to local amenities, schools, and commuter routes, making it an excellent choice for those who value both comfort and convenience. This property truly embodies the essence of modern living in a popular area of Rossendale, making it a must-see for anyone looking to settle in this vibrant community. Don't miss the chance to

East Street, Rawtenstall, BB4 8LJ

Offers In The Region Of £165,000



- Tenure Leasehold
- Council Tax Band A
- EPC Rating E
- On Street Parking
- Ideal First Time Buy
- Viewing Essential
- Contemporary Fitted Kitchen And Three Piece Bathroom Suite
- Sought After Area
- Ample Rear Yard Space
- Easy Access To Major Commuter Routes

Ground Floor

External

Entrance

UPVC double glazed frosted door to reception room one.

Rear

Paved yard.

Reception Room One

13'8 x 11'8 (4.17m x 3.56m)

UPVC double glazed window, central heating radiator, wall mounted electric fire, television point and door to kitchen.

Kitchen

13'8 x 11'7 (4.17m x 3.53m)

UPVC double glazed window, central heating radiator, panelled wall and base units, laminate work tops, oven with a four ring gas hob, tiled splash back, extractor hood, stainless steel sink and drainer with mixer tap, plumbed for washing machine, integrated dishwasher, space for fridge freezer, enclosed boiler, spotlights, wood effect flooring, stairs to first floor, door to under stairs storage (with space for dryer), UPVC double glazed Frosted door to rear and wood effect flooring.

First Floor

Landing

12'2 x 5'2 (3.71m x 1.57m)

Doors leading to the second floor, doors to two bedrooms and bathroom.

Bedroom One

13'8 x 11'10 (4.17m x 3.61m)

UPVC double glazed window and central heating radiator.

Bedroom Two

8'1 x 6' (2.46m x 1.83m)

UPVC double glazed window, central heating radiator and spotlights.

Bathroom

8'2 x 5'5 (2.49m x 1.65m)

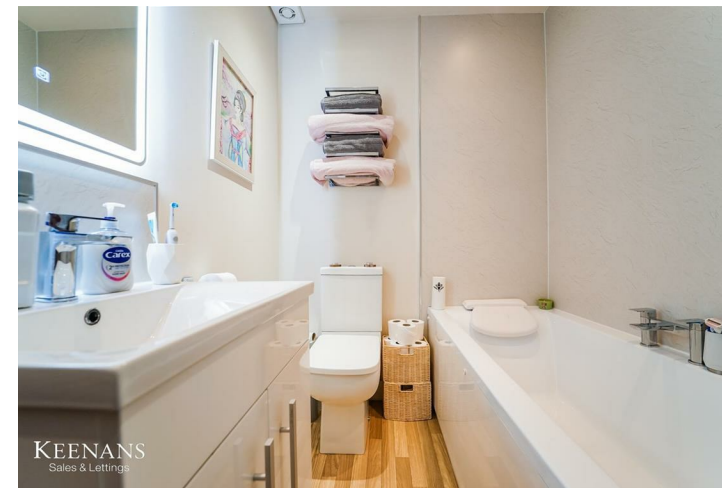
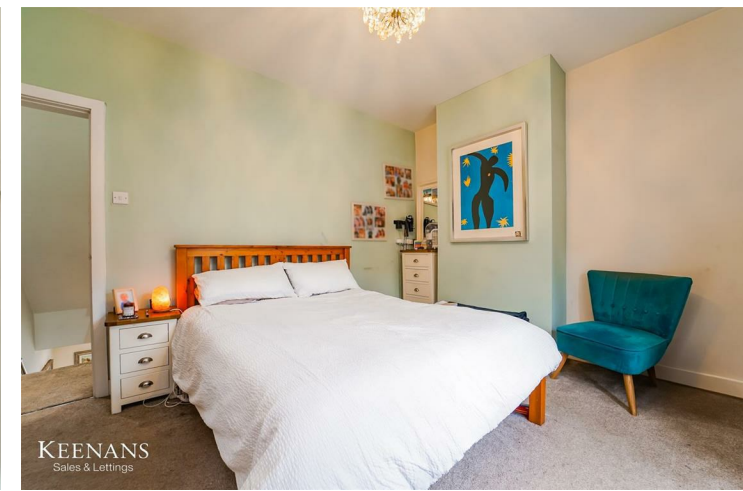
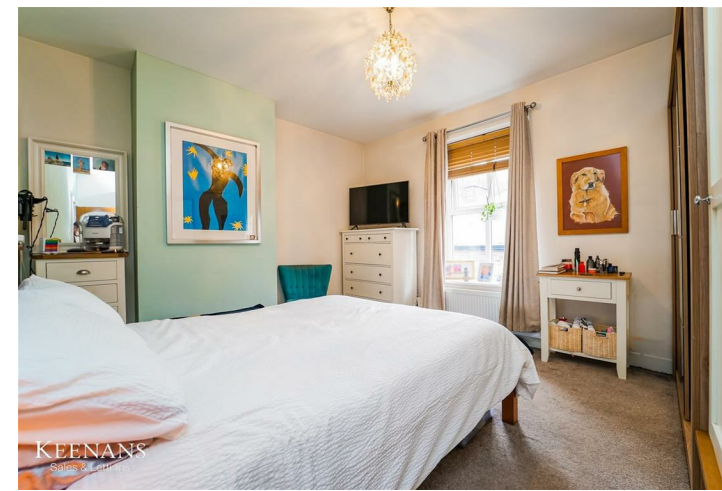
Central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, double panel bath with mixer tap, direct feed rainfall shower with rinse head, part PVC panel elevation, spotlights, extractor fan and wood effect flooring.

Second Floor

Attic Bedroom

21'4 x 11'9 (6.50m x 3.58m)

Velux window and central heating radiator.



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