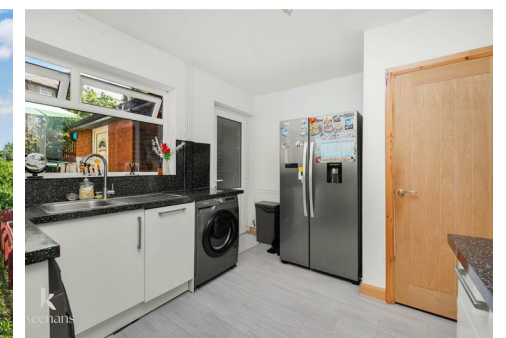
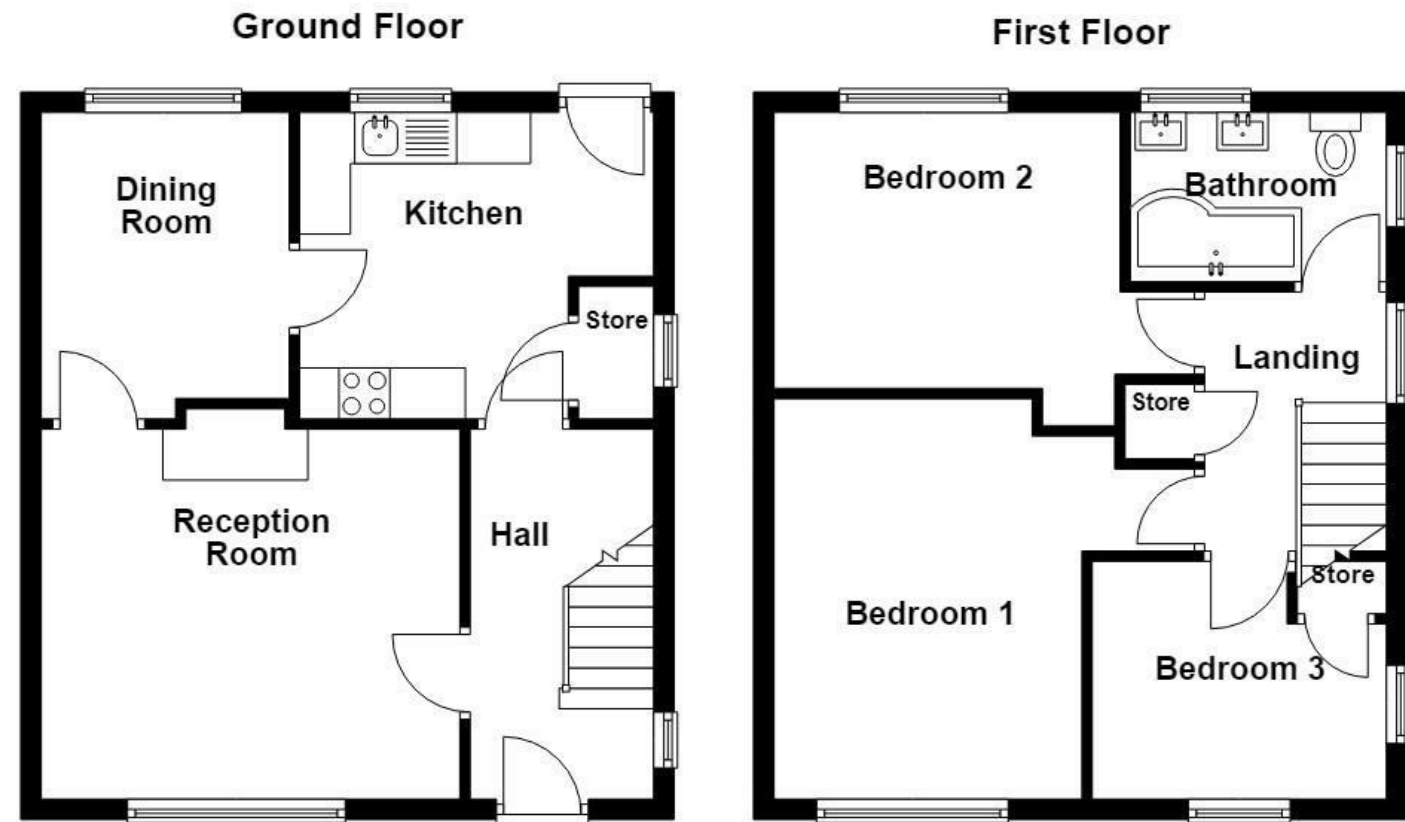




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

Tor View, Rawtenstall, BB4 6AS

£199,950

AN EXQUISITE SEMI DETACHED FAMILY HOME

Nestled in the desirable area of Tor View, Rawtenstall, this exquisite semi-detached family home offers a perfect blend of modern living and charming surroundings. Recently transformed, the property boasts stylish interiors and contemporary fixtures that create a welcoming atmosphere throughout. Set on an impressive raised corner plot, the home features stunning gardens that provide a delightful outdoor space for relaxation and play. Inside, you will find three generously sized bedrooms, ensuring ample space for family living. The property also includes two inviting living areas, perfect for entertaining guests or enjoying quiet evenings at home. From these spaces, you can enjoy enviable views over the picturesque Rossendale ski slope, adding to the charm of this remarkable residence. Convenience is at your doorstep, as this home is just a stone's throw away from the vibrant market town of Rawtenstall. Here, you will discover a variety of local pubs, restaurants, coffee shops, and retail shops, as well as lively bars. For those who appreciate a touch of nostalgia, the East Lancashire Railway, famous for its steam train, is also nearby, offering a unique experience for all ages. This property is truly the perfect family home, ready for you to move straight in. With off-road parking available for two cars, it combines practicality with style, making it an ideal choice for modern family living. Don't miss the opportunity to make this stunning house your new home. For further information or to arrange a viewing please contact our Rossendale branch at your earliest convenience.

Tor View, Rawtenstall, BB4 6AS

£199,950

3 1 2 C

- Tenure Freehold
 - Off Road Parking
 - Abundance Of Indoor And Outdoor Space
 - Close Proximity To Local Amenities
- Council Tax Band A
 - Three Generously Sized Bedrooms
 - Viewing Essential
- EPC Rating C
 - Ideal Family Home Ready To Move Into
 - Easy Access To Major Network links

Ground Floor

Entrance

Composite door to the hallway.

Hallway

11'11 x 5'11 (3.63m x 1.80m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring, oak doors to the reception room and kitchen.

Reception Room

13'6 x 11'11 (4.11m x 3.63m)

UPVC double glazed window, central heating radiator, wood panelled elevations, cast iron multi fuel burner with slate hearth and oak mantle, television point, oak door to the dining room.

Dining Room

9'11 x 8 (2.74m'3.35m x 2.44m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring, oak door to the kitchen.

Kitchen

11'6 x 9'11 (3.35m'1.83m x 2.74m'3.35m)

UPVC double glazed window, central heating radiator, a range of white high gloss wall and base units, granite effect surface and splash backs, stainless steel sink and drainer with mixer tap, integrated electric oven with a four ring gas hob and extractor hood, space for a an American style fridge freezer, plumbing for washing machine, integrated dishwasher, under staircase storage cupboard, wood effect laminate flooring, UPVC double glazed door to the rear.

First Floor

Landing

8'3 x 5'11 (2.44m'0.91m x 1.52m'3.35m)

Loft access, storage cupboard, oak doors to three bedrooms and bathroom.

Bedroom One

13'6 x 13'2 (3.96m'1.83m x 3.96m'0.61m)

UPVC double glazed window, central heating radiator.

Bedroom Two

13'6 x 10'1 (3.96m'1.83m x 3.05m'0.30m)

UPVC double glazed window, central heating radiator.

Bedroom Three

9'7 x 7'10 (2.74m'2.13m x 2.13m'3.05m)

Two UPVC double glazed windows, central heating radiator, over staircase storage.

Bathroom

8'3 x 5'5 (2.44m'0.91m x 1.52m'1.52m)

Two UPVC double glazed frosted windows, chrome heated towel rail, a four piece suite comprising of a dual flush WC, two vanity top wash basins with waterfall mixer taps, L shaped panelled bath with a waterfall mixer tap, direct feed rainfall over head shower and rinse head, tiled elevations, PVC to the ceiling, spotlights, extractor fan, tiled flooring.

External

Front

Laid to lawn garden with paving, mature shrubs and off road parking.

Rear

Enclosed garden with laid to lawn, paving, stone chip, bedding, mature shrubs and two outbuildings.

