



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	87
(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	

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Hollin Way, Rossendale, BB4 8ED

£435,000

BEAUTIFUL FOUR-BEDROOM DETACHED HOME IN RAWTENSTALL

Nestled in the charming area of Hollin Way, Rawtenstall, this beautifully maintained house offers a perfect blend of comfort and style. As you step inside, you are welcomed by a spacious reception room that provides an inviting atmosphere for both relaxation and entertaining guests. The heart of the home is undoubtedly the well-equipped, gorgeous kitchen and dining area, which seamlessly connects to a practical utility room, making daily living a breeze.

This delightful property boasts four well-proportioned bedrooms, ensuring ample space for family and guests. One of the bedrooms features an en suite shower room, providing a private retreat for its occupant.

Outside, the property offers off-road parking and an integral garage, a valuable asset in today's busy world. The rear garden is a true gem, laid to lawn and fully enclosed, making it an ideal setting for summer garden parties or simply enjoying a quiet afternoon in the sun.

This home is perfect for families or anyone seeking a peaceful yet vibrant community. With its thoughtful design and excellent amenities, it is a wonderful opportunity not to be missed.

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Hollin Way, Rossendale, BB4 8ED

£435,000



- Exceptional Detached Property
- Modern Fitted Dining Kitchen
- Off Road Parking and Integral Garage
- EPC Rating C
- Four Bedrooms
- Spacious Interiors
- Tenure Freehold
- Two Bathrooms
- Gardens to Front and Rear
- Council Tax Band E

Ground Floor

Entrance Hall

16'8 x 4'2 (5.08m x 1.27m)

UPVC double glazed frosted front door, coving, smoke detector, wood effect laminate flooring, doors leading to WC, reception room, kitchen/dining area, garage, storage and stairs to first floor.

WC

6'0 x 4'9 (1.83m x 1.45m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, partially tiled elevations and wood effect laminate flooring.

Reception Room

16'3 x 12'4 (4.95m x 3.76m)

UPVC double glazed box bay window, central heating radiator, coving, living flame gas fire with limestone surround and television point.

Kitchen/Dining Area

26'7 x 12'7 (8.10m x 3.84m)

UPVC double glazed window, central heating radiator, coving, range of wall and base units with quartz work surfaces and upstands, one and a half bowl inset stainless steel sink with mixer tap and integrated draining ridges, integrated oven with five ring gas hob and extractor hood, integrated fridge freezer, integrated dishwasher, spotlights, wood effect laminate flooring, door to utility and UPVC double glazed French doors to rear.

Utility

7'6 x 5'0 (2.29m x 1.52m)

Central heating radiator, base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, plumbing for washing machine, extractor fan, wood effect laminate flooring and UPVC double glazed frosted door to side elevation.

Garage

16'3 x 8'7 (4.95m x 2.62m)

First Floor

Landing

16'2 x 16'5 (4.93m x 5.00m)

UPVC double glazed frosted window, loft access, coving, doors leading to four bedrooms, family bathroom and storage.

Bedroom One

13'8 x 12'5 (4.17m x 3.78m)

UPVC double glazed window, central heating radiator, coving and door to en suite.

En Suite

6'5 x 5'2 (1.96m x 1.57m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosed, partially tiled elevations and tiled effect flooring.

Bedroom Two

12'10 x 9'7 (3.91m x 2.92m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Three

12'10 x 9'7 (3.91m x 2.92m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Four

9'7 x 7'10 (2.92m x 2.39m)

UPVC double glazed window, central heating radiator and coving.

Bathroom

9'6 x 5'6 (2.90m x 1.68m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, extractor fan, partially tiled elevations and tiled effect flooring.

External

Rear

Enclosed garden with laid to lawn, paved patio and stone chippings.

Front

Laid to lawn garden, block paved driveway and access to garage.



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