



## Carr Mount, Rawtenstall, BB4 6DF

### Offers Over £280,000

AN OUTSTANDING STONE BUILT TERRACED PROPERTY

Nestled in the serene surroundings of Rawtenstall, Rossendale, Carr Mount is an exceptional stone-built terraced house that promises a delightful living experience. This property has been meticulously updated and designed to the highest standard, showcasing immaculate presentation throughout.

As you step inside, you will be greeted by a harmonious blend of modern fixtures and charming original features, creating a warm and inviting atmosphere. The spacious layout includes three generously sized double bedrooms, providing ample space for family living. The two well-appointed living rooms offer versatile areas for relaxation and entertainment, while the two contemporary bathrooms ensure convenience for all.

One of the standout features of this home is the fantastic cellar space, which presents opportunities for additional storage or creative use. Outside, you will find a lovely garden space at the front, perfect for enjoying the fresh air, along with a private yard at the rear, ideal for outdoor gatherings or quiet moments.

The property boasts breath-taking countryside views, allowing you to immerse yourself in the natural beauty of the area. Situated down a quiet lane, it offers a peaceful retreat while still being

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	79
(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.

# Carr Mount, Rawtenstall, BB4 6DF

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- Tenure Leasehold
- On Street Parking
- Three Generously Sized Bedrooms
- Easy Access To Major Network Links
- Council Tax Band A
- Stunning Countryside Views
- Ideal Family Home With Viewing Essential
- EPC Rating D
- Sought After Location
- Fantastic Cellar Space For Additional Storage

## Ground Floor

### Entrance

Composite door to hall.

### Hall

16'9" x 5'5" (5.11m x 1.65m)

Coving, smoke alarm, dado rail, tiled effect lino flooring, doors to two reception rooms, stairs to first floor and door to stairs to lower ground floor.

### Reception Room One

14'3" x 11'11" (4.34m x 3.63m)

UPVC double glazed window, central heating radiator, coving, four feature wall lights, integrated shelving, marble fireplace and hardwood floor.

### Reception Room Two

17'11" x 15' (5.46m x 4.57m)

UPVC double glazed window, central heating radiator, smoke alarm, spotlights, two feature wall lights, integrated storage, concrete floor and open to kitchen/dining area.

### Kitchen/Dining Area

19'2" x 8'9" (5.84m x 2.67m)

Two UPVC double glazed windows, plinth heater, range of navy matte base units, marble effect surface, stainless steel sink and mixer tap, three door Rangemaster cooker with five ring gas hob, space for fridge freezer, integrated dishwasher, plumbed for washing machine, spotlights, smoke alarm, breakfast bar, concrete floor and composite door to rear.

## Lower Ground Floor

### Cellar

18'11" x 13'6" (5.77m x 4.11m)

UPVC double glazed frosted window, water tank, Keston boiler and space for dryer.

## First Floor

### Landing

18' x 8'10" (5.49m x 2.69m)

UPVC double glazed window, central heating radiator, coving, dado rail, smoke alarm, hardwood floor, doors to two bedrooms, bathroom and stairs to first floor.

## Bedroom Two

14'2" x 12' (4.32m x 3.66m)

UPVC double glazed window, central heating radiator, coving, picture rail, wood panel elevation and hardwood floor.

## Bedroom Three

14'11" x 8'10" (4.55m x 2.69m)

UPVC double glazed window, central heating radiator, acoustic wood panel elevation, coving and hardwood floor.

## Bathroom

11'9" x 8'9" (3.58m x 2.67m)

UPVC double glazed frosted window, rolltop freestanding bath with mixer tap and rinse head, double vanity top wash basins with mixer taps, high flush WC, double direct feed rainfall shower enclosure, tiled elevation, picture rail, spotlights and tiled effect lino flooring.

## Second Floor

### Bedroom One

25'10" x 18'3" (7.87m x 5.56m)

Velux window, two central heating radiators, two feature wall lights, hardwood floor and open access to en suite.

### En Suite

9' x 7'9" (2.74m x 2.36m)

Heated towel rail, part wall mounted wash basin with mixer tap, dual flush WC, direct feed rainfall shower enclosure, PVC panel elevation, spotlights, extractor fan and lino flooring.

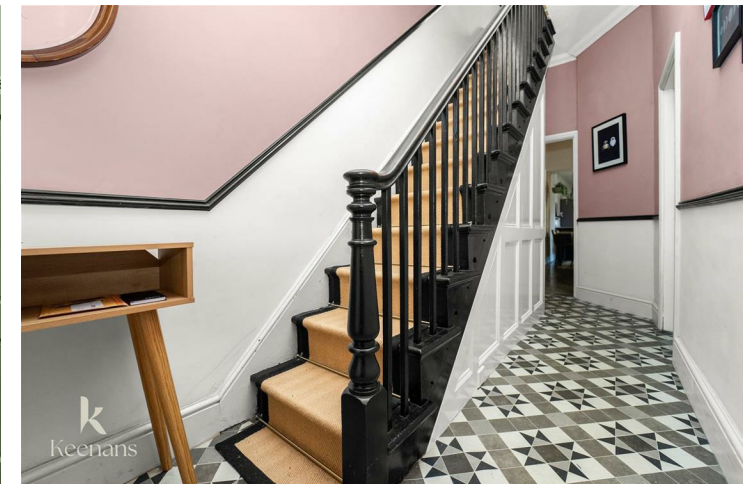
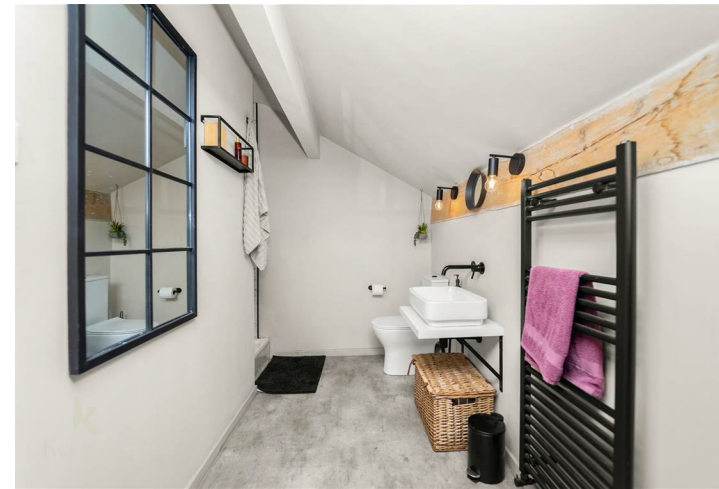
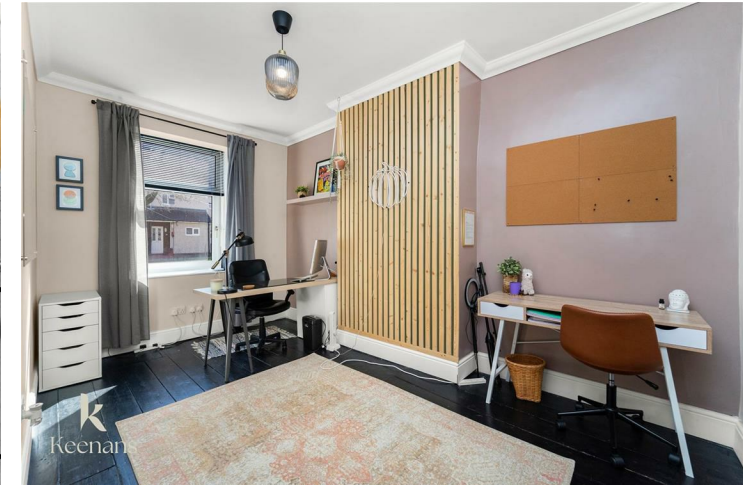
## External

### Rear

Enclosed yard.

### Front

Laid to lawn garden with paving and bedding areas.



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