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ESTATE & LETTING AGENTS



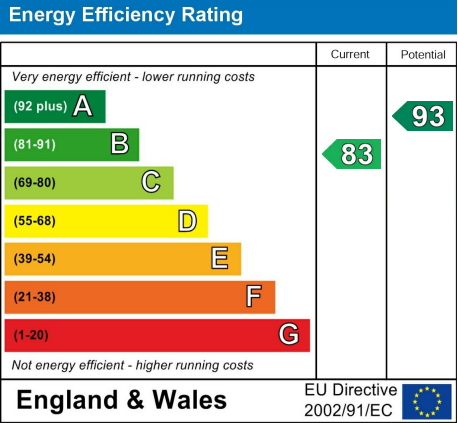
- Ward Way, Rawtenstall, Rossendale
- 4 Bedroom, Detached Modern Home
- Beautifully Presented Throughout
- Superb Family Accommodation
- Multiple Receptions, Attic Studio Room
- Landscaped, Low Maintenance Rear Garden
- 3-Car Private Driveway Parking
- VIEWING ESSENTIAL - Contact Us NOW To View

38, Ward Way, Rawtenstall, BB4 6SP

£400,000
Offers Over

38, Ward Way, Rawtenstall, BB4 6SP

*** Reduced for Quick Sale - No Chain Delay! *** - This superb, 4 bedroom detached family home offers excellent contemporary living space on a highly sought after, executive residential development. Beautifully presented throughout with excellent styling and décor, this property offers 3-car off road driveway parking, a low maintenance landscaped rear garden & multiple receptions, plus an attic studio room adding further space too - EARLY VIEWING ESSENTIAL - Contact Us NOW To View!!!



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Ward Way, Dale Moor View, Rawtenstall, Rossendale is an excellent, 4 bedroom detached home, perfectly designed for modern family living and beautifully presented throughout. Constructed by Taylor Wimpey to a high specification, this property offers an ideal design combined with a convenient location, while being a great example of customisation and additions from the current vendors too.

An attic studio room has been created, with an additional ground floor reception / potential bedroom 5, fitted wardrobes to all 4 bedrooms and a low maintenance landscaped rear garden with a non-overlooked rear. The cherry on the cake here is a 3-car off road private driveway adding great convenience too. This is a superb family home, for which early viewing is most highly recommended.

Internally, this property briefly comprises:
Entrance Hallway with Downstairs WC, Lounge, Kitchen / Dining, 2nd Lounge, Dining Room / Potential Bedroom 5, Utility Room. Off the first floor Landing with Store are Bedroom 1 with En-Suite Shower Room, Bedrooms 2-4, Bathroom, Inner Landing with stairs up to the Attic Studio Room.
Externally, to the front of the property is 3-car off road private Driveway Parking and to the rear, is a great low maintenance landscaped rear garden.

Enjoying a convenient location which is close to Rawtenstall centre, this property gives great access to nearby motorway networks, as well as a fantastic range of local amenities throughout Rossendale. Popular local schools are within easy reach, as are open spaces at Whitaker Park within walking distance, while stunning views and open countryside are also just minutes away.



Hallway 16'0" x 6'7"

WC 5'0" x 2'11"

Lounge 11'2" x 15'0"

Kitchen/Dining Room 17'9" x 7'8"

2nd Lounge 9'4" x 7'9"

Dining Room / Potential Bed 5 11'6" x 8'4"

Utility 4'3" x 8'4"

Landing

Bedroom 1 13'1" x 14'5"

En-suite Shower Room 5'8" x 6'3"

Bedroom 2 12'4" x 8'7"

Bedroom 3 10'11" x 7'10"

Bedroom 4 9'11" x 8'8"

Bathroom 5'5" x 6'2"

Inner Landing

Attic Studio 13'0" x 22'5"

Front Driveway

Rear Patio

Rear Garden

Upper Garden Patio

Agents Notes

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