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Plan produced using PlanUp.



## Chatburn Close, Rossendale, BB4 8UT


### £1,395 Per Calendar Month

A SPACIOUS FOUR BEDROOM FAMILY HOME

Nestled in the heart of a popular area on the outskirts of Rawtenstall, this four-bedroom, family home is being welcomed to the rental market. Spacious living accommodation and well-proportioned bedrooms with easy access to all local amenities, schools and commuter routes towards Burnley, Bury and Manchester.

The property comprises briefly, to the ground floor: entrance into a welcoming hallway with stairs leading to the first floor and doors providing access to a downstairs WC, a utility room and a spacious reception room. The reception room leads into the fitted kitchen and a sun room. To the first floor is a landing with doors leading to four bedrooms and a three-piece bathroom suite. The master bedroom benefits from an ensuite. Externally the property boasts a block paved rear garden with bedding areas and a shed. The front has off-road parking on a paved driveway with a laid to lawn garden.

For further information, or to arrange a viewing, please contact our lettings team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

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 4  2  1  C

- Council Tax Band D
- Off Road Parking
- Viewing Essential
- EPC Rating C
- Fitted Kitchen
- Close Proximity To Schools & Amenities
- Four Bedroom Detached Property
- Ideal Home For A family
- Easy Access To Major Commuter Routes

### Ground Floor

#### Entrance

Via a double glazed front door to hallway.

#### Hallway

11'2 x 5'7 (3.40m x 1.70m)

Coving, spotlights, wood effect floor, doors leading to WC, utility, reception room and stairs to first floor.

#### WC

5' x 4'11 (1.52m x 1.50m)

UPVC double glazed window, central heating radiator, low bowl WC, pedestal wash basin with mixer tap, wood effect floor and coving.

#### Utility

7'9 x 7'2 (2.36m x 2.18m )

Central heating radiator, boiler, meter cupboard, plumbed for washing machine, tiled floor and door leading to storage area.

#### Reception Room

16'11 x 10'6 (5.16m x 3.20m)

Two UPVC double glazed windows, central heating radiator, coving, gas fire, marble effect hearth, smoke alarm, door leading to sunroom and kitchen.

#### Sun Room

11'4 x 10'6 (3.45m x 3.20m)

Nine UPVC double glazed windows, tile effect floor, UPVC double glazed French doors to garden, UPVC double glazed door to rear.

#### Kitchen

12'2 x 7'8 (3.71m x 2.34m)

UPVC double glazed window, central heating radiator, range of wall and base units, space for oven and hob, extractor hob, integrated fridge, composite one and a half sink and drainer with mixer tap, granite effect work top, part tiled elevation and lino floor.

### First Floor

#### Landing

9'2 x 6'9 (2.79m x 2.06m)

Loft access, door leading to four bedrooms and bathroom.

#### Bedroom One

12'2 x 10' (3.71m x 3.05m)

UPVC double glazed window, central heating radiator, drawers, fitted wardrobe and door to en suite.

#### En Suite

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

UPVC double glazed window, central heating radiator, low bowl WC, pedestal wash basin with mixer tap, direct feed shower, full tiled elevation and lino floor.

#### Bedroom Two

9'2 x 8'10 (2.79m x 2.69m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

#### Bedroom Three

8'9 x 6' (2.67m x 1.83m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

#### Bathroom

6'8 x 4'5 (2.03m x 1.35m)

UPVC double glazed window, central heating radiator, low bowl WC, pedestal wash basin, PVC panel bath, electric shower, full tiled elevation and lino floor.

#### Bedroom Four

8'3 x 5'10 (2.51m x 1.78m)

UPVC double glazed window and central heating radiator.

#### External

#### Rear

Paved patio, stone chippings, bedding areas, mature shrubs and trees.

#### Storage Area

9'8 x 7'7 (2.95m x 2.31m)



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