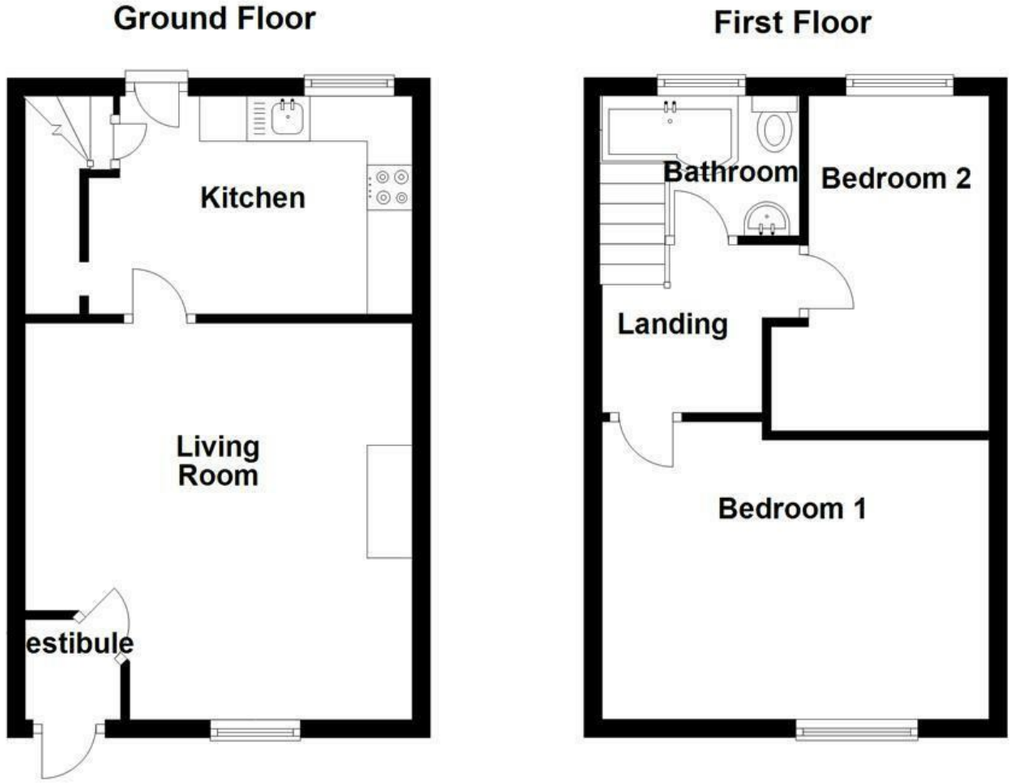
Keenans



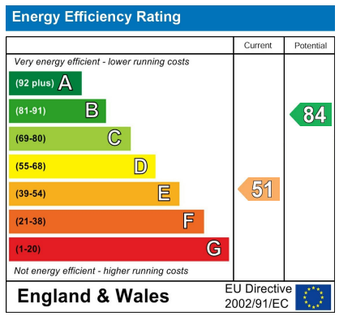
All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.











Margaret Street, Rawtenstall, BB4 8HR

£850 PCM

A BRIGHT TWO BEDROOM PROPERTY IN THE HEART OF ROSSENDALE

Keenans Lettings are thrilled to present to the market this two bedroom mid terrace property located within walking distance to the centre of Rawtenstall.

The property provides easy access to local amenities, as well as providing good access to commuter routes to Manchester, Bury and Rochdale, whilst also being close to well regarded schools.

The property comprises, briefly, entrance to the vestibule which has a door leading to the living room. The living room has a door providing access to the kitchen. The newly fitted kitchen has been modernized with new wall, base units and a brand new boiler, has stairs to the first floor and a door to the rear yard.

To the First Floor, there is a landing with doors leading to two bedrooms and a three piece bathroom suite which have all had newly fitted carpets. Externally there is a front forecourt and to the rear a fully enclosed rear yard with an out building. The property also benefits from two parking spaces. This property is available immediately.

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 @keenansestateagents

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

113 Chorley Road, Swinton, Manchester, Lancashire, M27 4AA
Tel: 01616960085 | Email: kpm@keenanslettings.co.uk
www.keenans-estateagents.co.uk

Margaret Street, Rawtenstall, BB4 8HR

£850 PCM

2 1 1 E

- Tenure Leasehold
- Property Benefits From Two Parking Spaces
- Close to Local Amenities
- Two Bedroom Mid Terrace Property
- Easy Access To Major Commuter Routes
- EPC Rating E
- Walking Distance To Town Centre
- Three Piece Bathroom Suite
- Council Tax Band A

Ground Floor

Entrance
Via a UPVC double glazed front door to vestibule.

Vestibule
3'8 x 3'6 (1.12m x 1.07m)

Wood effect floor, coving, door to living room and alarm system.

Living Room
14'5 x 14'1 (4.39m x 4.29m)

UPVC double glazed window, central heating radiator, coving, open fire place, television point, wood effect floor and door to kitchen.

Kitchen
14'2 x 7'11 (4.32m x 2.41m)

UPVC double glazed window, central heating radiator, cream wall and base units, wood effect work top, stainless steel sink and drainer with mixer tap, Beko oven, Beko four ring gas hob and extractor hood, space for fridge, plumbed for washing machine, Valliant boiler, part tiled elevation, laminate floor, door to stairs to first floor and UPVC double glazed door to rear yard.

First Floor

Landing
7'4 x 5'8 (2.24m x 1.73m)

Access to attic, carbon monoxide alarm, doors to two bedrooms and bathroom.

Bedroom One
12'10 x 10'10 (3.91m x 3.30m)

UPVC double glazed window, central heating radiator and spotlights.

Bedroom Two
12'4 x 8'2 (3.76m x 2.49m)

UPVC double glazed window, central heating radiator and spotlights.

Bathroom
7' x 5'1 (2.13m x 1.55m)

UPVC double glazed frosted window, central heating radiator, three piece suite, dual flush WC, pedestal wash basin with mixer tap, P shaped bath, overhead main feed shower, tile effect floor, spotlights and part tiled elevation.

External

Rear
Enclosed paved yard, outbuilding, outside tap and gate to shared access road.

Front
Front garden area.





