



Bury Road, Rawtenstall, BB4 6DJ

£795 PCM

A SUPERB PROPERTY SET OVER FOUR FLOORS IN A POPULAR AREA OF RAWTENSTALL

Keenans are proud to bring to the rental market this bright two bedroom property in Rawtenstall. The property is perfect for a couple or small family. Situated just a short walk to the town centre where there are ample shops and eateries, close to well regarded schools, near local amenities and has easy access to major commuter routes to Rochdale, Bury and Manchester.

The property comprises briefly, to the ground floor; entrance to a welcoming vestibule which has a door providing access to the living room. The living room has stairs leading to the first floor and a door providing access to the inner hall. The inner hall has stairs leading to the lower ground floor. To the lower ground floor there is a fitted modern kitchen and doors providing access to the cellar room and to the rear of the property. To the first floor there is a landing with stairs leading to the second floor and doors providing access to the main bedroom a three piece bathroom suite. To the second floor there is a further bedroom/attic room.

View early to avoid disappointment! Contact our Lettings team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansestateagents

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	54	
(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.

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 **2**  **1**  **1**  **E**

- Tenure Leasehold
- On Street Parking
- Deceptively Spacious
- Council Tax Band A
- Three Piece Bathroom Suite
- Close Proximity to Town Centre
- EPC Rating A
- Fitted Kitchen
- Ideal Commuter Location

Ground Floor

Entrance

Via a composite front door to vestibule.

Vestibule

4'5 x 4'5 (1.35m x 1.35m)

Door to living room.

Living Room

16'4 x 14'1 (4.98m x 4.29m)

Two UPVC double glazed windows, central heating radiator, log burner, storage cupboard, television point, stairs to first floor and door to inner hall.

Inner Hall

7'2 x 4'5 (2.18m x 1.35m)

UPVC double glazed window, smoke alarm and stairs to lower ground floor.

Kitchen

16'8 x 7'10 (5.08m x 2.39m)

Central heating radiator, cream wall and base units, laminate worktop, composite sink and drainer with mixer tap, space for fridge freezer, plumbed for washing machine, oven, four ring gas hob, extractor hood, part tiled elevation, wood effect floor, log burner, composite double glazed stable door to rear garden, boiler and door to cellar room.

Cellar Room

10' x 6' (3.05m x 1.83m)

First Floor

Landing

12'1 x 5'1 (3.68m x 1.55m)

Central heating radiator, spotlights, smoke alarm, doors to one bedroom, bathroom and stairs to second floor.

Bedroom One

17'3 x 11'7 (5.26m x 3.53m)

Two UPVC double glazed windows, central heating radiator and television point.

Bathroom

12'2 x 4'8 (3.71m x 1.42m)

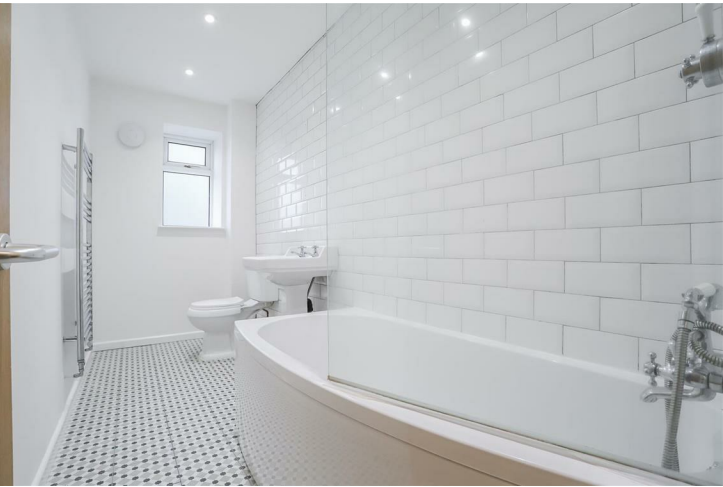
UPVC double glazed frosted window, central heating radiator, three piece suite, low bowl WC, pedestal wash basin, panel bath with mixer tap and rinse head, main feed shower, tiled elevation, tiled floor, spotlights and extractor fan.

Second Floor

Bedroom Two/Attic Room

13'6 x 11'4 (4.11m x 3.45m)

Velux, central heating radiator, storage cupboard, spotlights and television point.



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