



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	80	83
EU Directive 2002/91/EC		

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Holland Avenue, Rawtenstall, BB4 8JJ

£1,650

IMMACULATE DETACHED HOME

Nestled on Holland Avenue in the charming town of Rossendale, Rawtenstall, this exceptional detached house presents a wonderful opportunity for modern living. With four spacious bedrooms and two well-appointed bathrooms, this property is perfect for families or those seeking extra space.

As you enter, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining. The modern fitted kitchen is a highlight, offering a stylish and functional space for culinary enthusiasts. Additionally, the property benefits from a utility room, providing extra convenience for daily chores.

One of the standout features of this home is the open aspect views, allowing natural light to flood the interiors and creating a serene atmosphere. The outdoor space is equally appealing, with off-road parking available, ensuring ease and security for your vehicles.

This modern rental property combines comfort and practicality, making it a perfect choice for those looking to settle in a vibrant community. With its excellent amenities and picturesque surroundings, this home is not to be missed.

Holland Avenue, Rawtenstall, BB4 8JJ

£1,650

 4  2  2  C

- Immaculate Detached Property
 - Modern Fitted Kitchen
 - Off Road Parking
- Four Bedrooms
 - Ample Living Space
 - Council Tax Band E
- Two Bathrooms
 - Gardens to Front and Rear
 - EPC Rating C

Ground Floor

Entrance Hall

15'0 x 6'2 (4.57m x 1.88m)
Composite double glazed frosted front door, central heating radiator, doors leading to WC, reception room one, kitchen and stairs to first floor.

WC

5'0 x 4'0 (1.52m x 1.22m)
UPVC double glazed frosted window, central heating radiator, corner wash basin with mixer tap, tiled splashback, dual flush WC, spotlights, extractor fan and wood effect flooring.

Reception Room One

20'5 x 12'8 (6.22m x 3.86m)
UPVC double glazed window, two central heating radiators, electric fire, door to kitchen and UPVC double glazed French doors to rear.

Kitchen

16'1 x 10'4 (4.90m x 3.15m)
UPVC double glazed window, central heating radiator, range of wall and base units with wood effect work surfaces and upstands, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with four ring electric hob and extractor hood, stainless steel splashback, spotlights, smoke detector, wood effect flooring doors leading to utility, reception room two, composite double glazed frosted door to side elevation and UPVC double glazed door to rear.

Utility

6'7 x 4'4 (2.01m x 1.32m)
UPVC double glazed window, central heating radiator, wall and base units with wood effect work surfaces and upstands, space for washing machine, spotlights, extractor fan and wood effect flooring.

Reception Room Two

9'7 x 9'4 (2.92m x 2.84m)
UPVC double glazed window and central heating radiator.

First Floor

Landing

10'5 x 6'5 (3.18m x 1.96m)
UPVC double glazed window, central heating radiator, loft access, doors leading to four bedrooms and bathroom.

Bedroom One

11'11 x 10'9 (3.63m x 3.28m)
UPVC double glazed window, central heating radiator, door to en suite and UPVC double glazed French doors to Juliet balcony.

En Suite

9'0 x 3'11 (2.74m x 1.19m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, spotlights, extractor fan and wood effect flooring.

Bedroom Two

10'8 x 9'6 (3.25m x 2.90m)
UPVC double glazed window and central heating radiator.

Bedroom Three

9'5 x 9'4 (2.87m x 2.84m)
UPVC double glazed window and central heating radiator.

Bedroom Four

9'2 x 8'0 (2.79m x 2.44m)
UPVC double glazed window and central heating radiator.

Bathroom

6'11 x 6'7 (2.11m x 2.01m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, dual flush WC, panel bath with mixer tap and rinse head, spotlights, extractor fan and wood effect flooring.

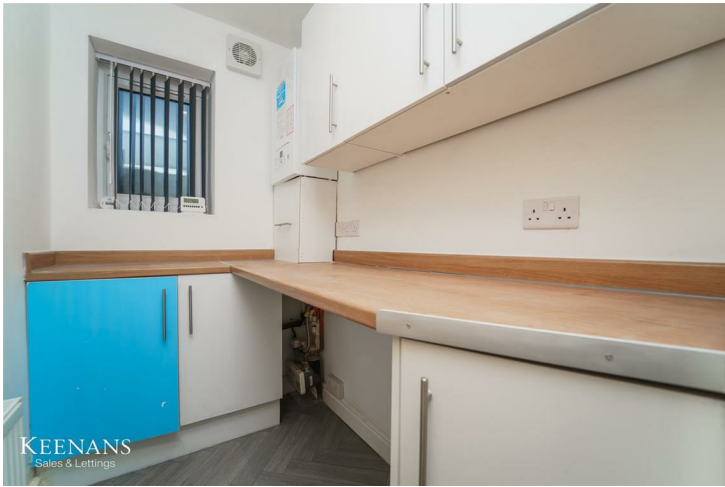
External

Rear

Enclosed garden with laid to lawn and paving.

Front

Paving, laid to lawn and tarmac driveway to side.



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