



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.

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	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.



Greenfield Street, Rawtenstall, BB4 8JW

Offers Over £169,950

THE IDEAL FIRST TIME HOME OR RENTAL INVESTMENT

Nestled in the heart of a popular area of Rawtenstall with easy access to all local amenities and schools, this beautifully presented two bedroom, mid-terraced home is being welcomed to the property market. Ideally suited for a first time buyer or rental investor, the property is finished throughout with neutral tones and has been well maintained to a high standard to create a home that is ready to move straight into!

The property comprises briefly, to the ground floor: entrance to a welcoming and spacious hallway with stairs leading to the first floor and door to the reception room. The reception room is open to the second reception room which leads to the fitted kitchen. To the first floor is a landing with doors leading to two well-proportioned bedrooms and a three piece bathroom suite. Externally the property boasts an enclosed rear yard.

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

Greenfield Street, Rawtenstall, BB4 8JW

Offers Over £169,950



- Mid Terrace Property
 - Two Reception Rooms
 - On Street Parking
 - EPC Rating: TBC
- Two Bedrooms
 - Three Piece Bathroom
 - Leasehold
- Fitted Kitchen
 - Enclosed Rear Yard
 - Council Tax Band A

Ground Floor

Entrance Hallway

14'6 x 4'10 (4.42m x 1.47m)
UPVC double glazed front entrance door, central heating radiator, smoke alarm, stairs to the first floor and door to reception room one.

Reception Room One

11'5 x 8'7 (3.48m x 2.62m)
UPVC double glazed window, central heating radiator, coving, ceiling rose and open to reception room two.

Reception Room Two

13'10 x 11'11 (4.22m x 3.63m)
UPVC double glazed window, central heating radiator, ceiling rose, coving, fireplace with granite surround and decorative mantel, television point, understairs storage and door to the kitchen.

Kitchen

12'8 x 6'10 (3.86m x 2.08m)
Two UPVC double glazed windows, central heating radiator, range of wall and base units with wood effect surfaces, oven with four ring gas hob, extractor hood, composite one and a half bowl sink with drainer and mixer tap, plumbing for washing machine, space for fridge freezer, coving, spotlights, tiled flooring and UPVC double glazed door to the rear.

First Floor

Landing

Central heating radiator, loft access, smoke alarm and doors to two bedrooms and bathroom.

Bedroom One

13'9 x 11'6 (4.19m x 3.51m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Two

12'1 x 7'9 (3.68m x 2.36m)
UPVC double glazed window, central heating radiator and over stairs storage.

Bathroom

8'10 x 5'7 (2.69m x 1.70m)
UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, panelled bath with direct feed shower overhead, PVC panelled ceiling with spotlights, tiled elevations, fitted storage housing the boiler and tiled flooring.

External

Rear

Enclosed yard with artificial lawn.

