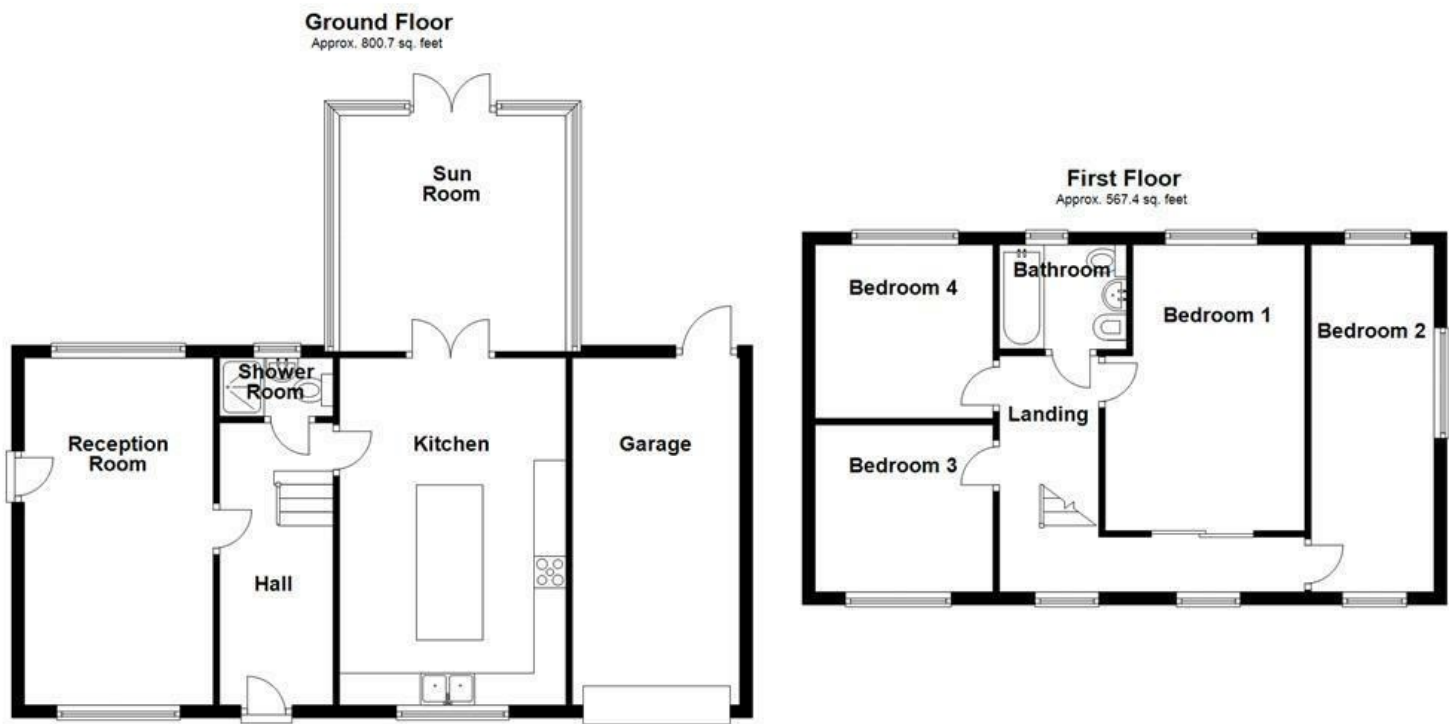




Bury Road, Rawtenstall, BB4 6JW

Offers Over £450,000

THE PERFECT HOME

Nestled on Bury Road in Rawtenstall, Horncliffe Mount is a delightful family home set on an impressive plot of approximately one third of an acre. This property is ideally positioned, set back from the road and just under a mile from the charming village of Edenfield. Individually built and thoughtfully extended, this residence boasts well-proportioned living spaces and four spacious bedrooms, making it an excellent choice for a growing family eager to personalise their forever home.

As you approach the property, you are greeted by a generous driveway and beautifully maintained gardens adorned with mature shrubs and trees. The front and rear terraces, complemented by strategically placed external electric lamps, enhance the home's appeal. The location offers stunning views of the surrounding countryside and nearby woodlands, while also providing convenient access to local amenities, schools, and major commuter routes to Bury and Manchester. The vibrant centre of Rawtenstall, with its array of bars, restaurants, and unique shops, is easily reachable.

The heart of the home features an impressive open-plan kitchen diner, equipped with high-quality fixtures, integrated appliances, and a stylish centre island, perfect for modern living. Original solid wood floors flow throughout the property, adding character and warmth. The entrance hallway leads to the kitchen/diner, a welcoming reception room, a wet room, and stairs to the first floor. The kitchen diner opens into a sunroom, which provides access to the rear terrace and garden.

On the first floor, you will find four well-sized bedrooms and a luxurious four-piece suite bathroom. Additionally, the property includes a good-sized integral garage, which houses a recently installed central heating system and offers direct access to the terrace. The rear exterior features a lovely terrace leading to a lawned garden, while the front boasts laid-to-lawn gardens and ample off-road parking for multiple cars.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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4 2 1 D

- Impressive Detached Property
 - Spacious Reception Room
 - Off Road Parking & Garage
 - EPC Rating D
- Four Bedrooms
 - Bathroom & Wet Room
 - Freehold
- Fitted Kitchen
 - Enclosed Rear Garden
 - Council Tax Band E

Ground Floor

Hallway

15'4 x 5'10 (4.67m x 1.78m)

Hardwood single glazed front entrance door, two single glazed windows, smoke alarm, solid wood flooring, stairs to the first floor and doors to the kitchen, wet room and reception room.

Kitchen

17'11 x 11'8 (5.46m x 3.56m)

UPVC double glazed window, two upright central heating radiators, a range of panelled wall and base units, marble surface, ceramic Belfast sink with mixer tap, a three door Smeg range with a six ring gas hob and extractor hood, integrated fridge freezer and dishwasher and wine cooler, centre island with breakfast bar, spotlights, herringbone solid wood flooring, hardwood single glazed doors to the conservatory.

Wet Room

5'9 x 2'9 (1.75m x 0.84m)

Hardwood double glazed window, central heating radiator, dual flush WC, direct feed shower, full tiled elevations and solid wood flooring.

Reception Room

17'10 x 10'8 (5.44m x 3.25m)

Two UPVC double glazed windows, central heating radiator, hardwood flooring, hardwood single glazed frosted door to the side.

Sun Room

12'2 x 10'9 (3.71m x 3.28m)

UPVC double glazed windows, two central heating radiators, solid wood flooring and UPVC double glazed door to rear.

First Floor

Landing

16'10 x 5'10 (5.13m x 1.78m)

Hardwood double glazed window, solid wood flooring, loft hatch and doors to four bedrooms and bathroom.

Bedroom Two

20'1 x 9'10 (6.12m x 3.00m)

Three hardwood double glazed windows, two central heating radiators, coving and solid wood flooring.

Bedroom One

19'1 x 11'5 (5.82m x 3.48m)

Hardwood double glazed window, central heating radiator, fitted wardrobes and solid wood flooring.

Bedroom Three

10'7 x 9'7 (3.23m x 2.92m)

Hardwood double glazed window, central heating radiator, fitted wardrobes and solid wood flooring.

Bedroom Four

10'7 x 9'2 (3.23m x 2.79m)

Hardwood double glazed window, central heating radiator, fitted shelving and solid wood flooring.

Bathroom

5'10 x 5'5 (1.78m x 1.65m)

Hardwood double glazed window, central heating radiator, pedestal wash basin, low basin WC, bidet, PVC panelled bath with mixer tap and rinse head, tiled elevations and solid wood flooring.

External

Front

Planted garden and driveway providing off road parking for numerous vehicles leading to the integral garage.

Rear

Paved terrace accessed from the sun room with steps up to a private laid to lawn garden with hedges surrounded by woodland.

