



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	71	82
(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		

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Meadowcroft Close, Rawtenstall, BB4 8DF

Offers Over £425,000

IMPRESSIVE DETACHED FAMILY HOME

Situated in the tranquil Meadowcroft Close, Rawtenstall, this impressive detached home offers a splendid opportunity for family living. With an abundance of space, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining. The four generously sized bedrooms provide ample room for family members or guests, ensuring comfort and privacy for all.

The two well-appointed bathrooms add to the convenience of this delightful home, making morning routines a breeze. The extensive rear garden is a true highlight, offering a serene outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air in a peaceful setting.

In addition to its spacious interiors and beautiful garden, this property also features ample off-road parking, complemented by a double garage, providing both security and ease for your vehicles.

Bursting with potential, this house is not just a property; it is a great family home waiting to be personalised to your taste. Whether you are looking to settle down in a friendly community or seeking a spacious abode for your family, this home in Rawtenstall is sure to meet your needs. Don't miss the chance to make this wonderful property your own.

Meadowcroft Close, Rawtenstall, BB4 8DF

Offers Over £425,000

 4  2  2  C

- Impressive Detached Property
 - Abundance of Living Space
 - Off Road Parking and Double Garage
 - EPC Rating C
- Four Bedrooms
 - Bursting with Potential
 - Tenure Freehold
- Two Stunning Bathrooms
 - Extensive Garden to Rear
 - Council Tax Band E

Ground Floor

Entrance Hall

9'9 x 6'6 (2.97m x 1.98m)
UPVC front door, central heating radiator, cornice coving, solid wood flooring, doors leading to WC, office, reception room one, kitchen and stairs to first floor.

WC

5'11 x 5'4 (1.80m x 1.63m)
Circular double glazed frosted window, central heating radiator, vanity top wash basin with mixer tap, dual flush WC, spotlights, partially tiled elevations and wood effect laminate flooring.

Office

9'7 x 8'11 (2.92m x 2.72m)
UPVC double glazed window, central heating radiator and coving.

Reception Room One

16'2 x 16'2 (4.93m x 4.93m)
Central heating radiator, cornice coving, wall mounted gas fire, television point, single glazed double doors to reception room two and UPVC double glazed sliding door to rear.

Reception Room Two

13'3 x 9'4 (4.04m x 2.84m)
Two UPVC double glazed windows, central heating radiator, cornice coving, wood effect laminate flooring, doors to understairs storage and kitchen.

Kitchen

14'5 x 9'9 (4.39m x 2.97m)
UPVC double glazed window, central heating radiator, range of panelled wall and base units with marble effect work surfaces, tiled splashback, integrated oven with four ring gas hob and extractor hood, stainless steel one and a half bowl sink and drainer with mixer tap, integrated dishwasher and fridge freezer, breakfast bar, spotlights, wood effect laminate flooring and open to utility.

Utility

7'3 x 5'3 (2.21m x 1.60m)
Panelled base units with marble effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, plumbing for washing machine, wood effect laminate flooring, door to double garage and hardwood door to side elevation.

Double Garage

19'8 x 15'2 (5.99m x 4.62m)
Power, lighting and up and over garage door.

First Floor

Landing

9'10 x 8'9 (3.00m x 2.67m)
Doors leading to four bedrooms and family bathroom.

Bedroom One

17'0 x 13'0 (5.18m x 3.96m)
UPVC double glazed window, central heating radiator, coving, fitted wardrobes and door to en suite.

En Suite

7'9 x 6'4 (2.36m x 1.93m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower enclosed with rinse head, extractor fan, spotlights, tiled elevations and tiled flooring.

Bedroom Two

13'2 x 9'11 (4.01m x 3.02m)
UPVC double glazed window, central heating radiator, coving and fitted storage.

Bedroom Three

13'2 x 9'2 (4.01m x 2.79m)
UPVC double glazed window, central heating radiator and coving.

Bedroom Four

9'6 x 6'7 (2.90m x 2.01m)
UPVC double glazed window, central heating radiator and coving.

Shower Room

9'4 x 5'10 (2.84m x 1.78m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, walk-in direct feed rainfall shower with rinse head, tiled elevations, spotlights, extractor fan and tiled flooring.

External

Rear

Enclosed tiered garden with laid to lawn and paved patio.

Front

Block paved driveway and access to double garage.



Tel: 01706215618

www.keenans-estateagents.co.uk