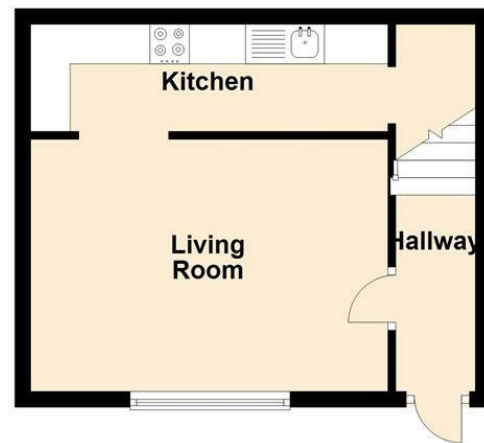


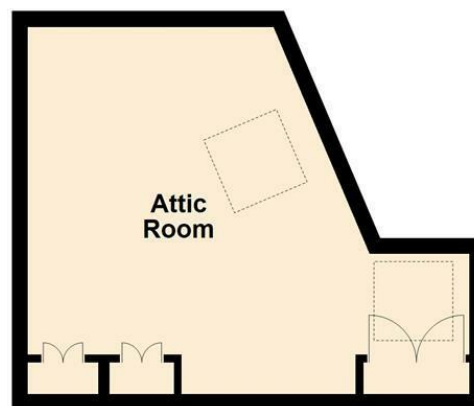
Ground Floor



First Floor



Second Floor



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.



Whittle Street, Rawtenstall, BB4 8SB


£99,950

THE PERFECT FIRST TIME HOME - BACK TO BACK MID TERRACE PROPERTY

Proudly presented to the market in a highly regarded area of Rossendale, stands this two bedroom property, the perfect property for a first time buyer looking to find their dream home to put their own personal stamp on. The property boasts an open plan kitchen and dining room, spacious living room, two good sized bedrooms and a three piece bathroom suite. Situated within close proximity of schools, amenities and motorway links to Burnley and Rawtenstall, the property comprises briefly; entrance into a hallway. The hallway has stairs leading to the first floor and a door providing access to the open plan kitchen and dining room. To the first floor there is a landing with stairs leading to the second floor and door providing access to the living room, a three piece bathroom suite and the second bedroom. To the second floor there is an landing with a door providing access to the attic room.

Externally, to the front of the property there is a paved garden.

Viewings can be arranged by calling our Rawtenstall team today.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	60	
(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.

Whittle Street, Rawtenstall, BB4 8SB

£99,950

 2  1  1  D

- Back To Back Mid Terrace Property
- Two Bedrooms
- Fitted Kitchen
- Spacious Reception Room
- Front Courtyard
- Ideal First Time Buy
- Set Over Three Floors
- Three Piece Bathroom
- Buy To Let Investment

Ground Floor

Entrance Hallway

7'8 x 3'4 (2.34m x 1.02m)
UPVC double glazed front entrance door, central heating radiator, fuse box, alarm system, stairs to the first floor and door to the living room.

Living Room

14'10 x 10'6 (4.52m x 3.20m)
UPVC double glazed window, central heating radiator, coving and open to the kitchen.

Kitchen

13'11 x 4'5 (4.24m x 1.35m)
Range of wall and base units with laminate surfaces and tiled splashbacks, stainless steel sink with drainer and mixer tap, freestanding cooker with four ring gas hob, extractor hood, plumbing for washing machine, space for fridge freezer, understairs storage and stone flooring.

First Floor

Landing

10'1 x 5'3 (3.07m x 1.60m)
Smoke alarm, spotlights, stairs to the second floor and doors to bathroom, two bedrooms and storage cupboard.

Bedroom One

14'9 x 10'9 (4.50m x 3.28m)
UPVC double glazed window, central heating radiator, television point, combination boiler and carbon monoxide alarm.

Bathroom

8'8 x 4'9 (2.64m x 1.45m)
Central heating towel rail, dual flush WC, vanity top wash basin, bath with jets and direct feed shower overhead, tiled elevations, spotlights, extractor fan and laminate flooring.

Bedroom Two

9'2 x 5'11 (2.79m x 1.80m)
UPVC double glazed window, central heating radiator and spotlights.

Second Floor

Landing

3'5 x 2'7 (1.04m x 0.79m)
Smoke alarm and door to attic room.

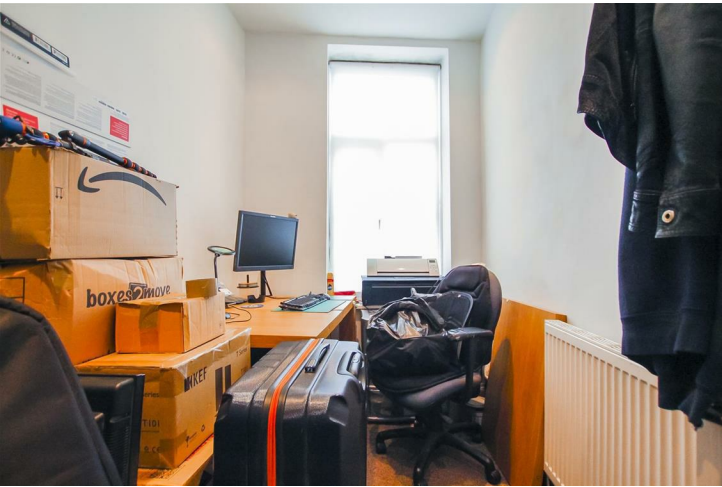
Attic Room

20'10 x 12'6 (6.35m x 3.81m)
Two Velux windows, central heating radiator, television point and fitted wardrobes.

External

Front

Paved courtyard.



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