




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	85	95
(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.



Ward Way, Rossendale, BB4 6SP

Offers Over £295,000

IMMACULATE SEMI DETACHED PROPERTY

Welcome to Ward Way, Rawtenstall, Rossendale - a charming location for this immaculately presented semi-detached house. As you step inside, you'll be greeted by a home which spans across three floors, providing plenty of space that is perfect for families or those who love to entertain.

This property boasts three lovely bedrooms, offering versatility for a growing family or those in need of a home office. The high-quality fixtures and fittings throughout the house add a touch of elegance and luxury to the space, making it a truly inviting place to call home.

The low maintenance rear garden is a delightful bonus, providing a tranquil outdoor space where you can enjoy a morning coffee or host summer barbecues with friends and family.

Whether you're looking for a perfect family home or a comfortable space to unwind after a long day, this property on Ward Way has it all. Don't miss out on the opportunity to make this house your own and create lasting memories in this wonderful community. Contact our Rawtenstall branch at your earliest convenience for more information or to arrange a viewing.

Ward Way, Rossendale, BB4 6SP

Offers Over £295,000

 3  3  1  B

- Exquisite Semi Detached Property
 - Presented to Highest Standard Throughout
 - Off Road Parking for Multiple Vehicles
 - EPC Rating B
- Three Bedrooms
 - Contemporary Fitted Dining Kitchen
 - Tenure Leasehold
- Two Bathrooms
 - Spacious Garden to Rear
 - Council Tax Band C

Ground Floor

Entrance Hall

Composite double glazed frosted front door, smoke detector, central heating radiator, wood effect laminate flooring, door to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area

17'4 x 10'11 (5.28m x 3.33m)

UPVC double glazed window, central heating radiator, range of wall and base units with marble effect worktops, under unit lighting, integrated electric Zanussi double oven with four ring Zanussi gas hob and extractor hood, stainless steel splashback, Carron Phoenix one and a half bowl sink and drainer with mixer tap, integrated fridge freezer, integrated Zanussi dishwasher, spotlights, feature mirror wall, wood effect laminate flooring, understairs storage, door to WC and open access to reception room.

WC

5'4 x 2'9 (1.63m x 0.84m)

Central heated towel rail, dual flush WC, wall mounted vanity wash basin with mixer tap, extractor fan, spotlights and wood effect laminate flooring.

Reception Room

14'0 x 12'4 (4.27m x 3.76m)

Central heating radiator, television point and UPVC double glazed French doors to rear.

First Floor

Landing

UPVC double glazed window, central heating radiator, smoke detector, doors leading to two bedrooms, bathroom and study with stairs to second floor.

Bedroom Two

14'0 x 11'9 (4.27m x 3.58m)

UPVC double glazed window, central heating radiator, fitted wardrobes and storage cupboard.

Bedroom Three

9'8 x 7'1 (2.95m x 2.16m)

UPVC double glazed window and central heating radiator.

Bathroom

7'5 x 7'1 (2.26m x 2.16m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, part tiled elevations, spotlights, extractor fan and wood effect laminate flooring.

Study

6'7 x 5'2 (2.01m x 1.57m)

UPVC double glazed window, central heating radiator and stairs to second floor.

Second Floor

Bedroom One

21'8 x 14'0 (6.60m x 4.27m)

UPVC double glazed window, hardwood double glazed Velux window, central heating radiator, feature wall lights, fitted wardrobes and door to en suite.

En Suite

10'1 x 5'1 (3.07m x 1.55m)

UPVC double glazed Velux window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed electric shower enclosed, part tiled elevations, extractor fan and wood effect laminate flooring.

Exterior

Rear

Enclosed garden with decking, artificial lawn and timber shed.

Front

Off road parking for multiple vehicles.



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