



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(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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## Hapton Way, Loveclough, BB4 8QG

### £299,950

#### IDEAL FAMILY HOME WITH NO CHAIN DELAY

Nestled in the charming area of Loveclough, Rossendale, this delightful house on Hapton Way offers a perfect blend of comfort and convenience, making it an ideal family home. With four bedrooms, there is ample space for everyone to enjoy their own privacy while still being part of a warm and welcoming household.

The property boasts two spacious reception rooms, providing versatile areas for relaxation and entertainment. Whether you are hosting family gatherings or enjoying quiet evenings, these rooms are designed to cater to your needs. The tiered back garden is a standout feature, offering a wonderful outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air. Additionally, the presence of a garage adds practicality, providing secure storage for vehicles or outdoor equipment.

The spacious loft presents further potential, whether you wish to convert it into an additional living space, a home office, or simply use it for storage. The location is particularly advantageous, with convenient access to Rawtenstall, ensuring that local amenities, schools, and transport links are within easy reach.

This property is not just a house; it is a home that promises comfort, space, and a sense of community. If you are seeking a family-friendly environment in a picturesque setting, this residence on Hapton Way is certainly worth considering.

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# Hapton Way, Loveclough, BB4 8QG

## £299,950

**4****1****2****C**

- An Exceptional Semi Detached Property
  - Perfect Family Home
  - EPC Rating C
  - Off Road Parking
- Four Bedrooms
  - Neutral Decoration
  - Council Tax Band C
- No Chain Delay
  - Ready To Move Straight Into
  - Tenure Leasehold

### Ground Floor

#### Entrance

Composite door to the entrance hallway

#### Entrance Hall

8'8 x 4'10 (2.64m x 1.47m)

UPVC double glazed frosted window, central heating radiator, smoke alarm, door to the kitchen, reception room, WC and storage cupboard.

#### WC

5'10 x 2'8 (1.78m x 0.81m)

UPVC double glazed frosted window, central heating radiator, a two piece suite comprising of a dual flush WC, pedestal wash basin with traditional taps, tiled elevations, lino flooring.

#### Reception Room

14'8 x 11'3 (4.47m x 3.43m )

UPVC double glazed box window, central heating radiator, coving, two feature wall lights, stone fireplace with integrated shelving, television point, door to the dining room.

#### Dining Room

11'11 x 11'3 (3.63m x 3.43m )

central heating radiator, smoke alarm, coving, door to the kitchen, staircase to the first floor, UPVC double glazed sliding door to the rear.

#### Kitchen

17'8 x 7'10 (5.38m x 2.39m)

Two UPVC double glazed windows, central heating radiator, a range of panelled wall and base units, granite effect surface, tiled splash backs, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven with a four ring gas hob and extractor hood, integrated fridge freezer, dishwasher and washing machine, tiled elevations, dado rail, wood effect laminate flooring, composite double glazed frosted door to the rear.

### First Floor

#### Landing

9'1 x 2'7 (2.77m x 0.79m)

Loft access, doors to four bedrooms and bathroom.

#### Bedroom One

14'10 x 11'2 (4.52m x 3.40m )

UPVC double glazed windows, central heating radiator, coving, fitted wardrobes.

#### Bedroom Two

11'3 x 8'4 (3.43m x 2.54m )

UPVC double glazed window, central heating radiator, over staircase storage cupboard.

#### Bedroom Three

10'2 x 7'2 (3.10m x 2.18m )

UPVC double glazed window, central heating radiator.

#### Bedroom Four

7'2 x 7'2 (2.18m x 2.18m )

UPVC double glazed window, central heating radiator, wood effect laminate flooring.

#### Bathroom

7'10 x 4'10 (2.39m x 1.47m)

UPVC double glazed frosted window, central heating radiator, a three piece suite comprising of a dual flush WC, pedestal wash basin with traditional taps, panelled bath with a direct feed shower head and traditional taps, tiled elevations, wood cladding to the ceiling, wood effect laminate flooring.

### Second Floor

#### Attic Room

19'9 x 13'11 (6.02m x 4.24m)

Power and lighting.

#### External

#### Rear

An enclosed, tiered garden with laid to lawn, paving, decking, mature shrubs, wood chipping and bedding areas and access to the detached garage.

#### Front

A laid to lawn garden with mature shrubs, bedding areas, off road parking and access to the garage.



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