



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	53	
(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.

Elm Street, Rawtenstall, BB4 8HL

£150,000

AN OUTSTANDING END TERRACED PROPERTY

Nestled at the end of a tranquil street in Rawtenstall, this charming end terraced house presents an exceptional opportunity for prospective buyers. The property has been meticulously maintained and boasts an impressive loft conversion, providing additional living space that can be tailored to your needs. The interior features a neutral colour palette, offering a blank canvas for you to infuse your personal style and creativity.

The heart of the home is the open plan kitchen diner, which is perfect for both entertaining guests and enjoying family meals. With three generously sized bedrooms, there is ample space for a growing family or for those who simply desire extra room for guests or a home office.

Location is key, and this property does not disappoint. Just a stone's throw from the vibrant market town of Rawtenstall, you will find yourself conveniently close to a variety of local schools, amenities, and bus routes. Furthermore, excellent transport links to Manchester, Bury, Burnley, and major motorways make commuting a breeze.

This delightful home is not just a property; it is a place where memories can be made. With its appealing features and prime location, it is an ideal choice for anyone looking to settle in a welcoming community. Do not miss the chance to make this house your home.

For further information or to arrange a viewing please contact our Rossendale branch at your earliest convenience.

Elm Street, Rawtenstall, BB4 8HL

£150,000

 3  1  1  E

- Spacious End Terrace Property
 - Spread Across Three Floors
 - On Street Parking
 - EPC Rating E
- Three Bedrooms
 - Ideal First Time Buy
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Low Maintenance Rear Yard
 - Council Tax Band A

Ground Floor

Forecourt.

Reception Room
14'8 x 13'4 (4.47m x 4.06m)
UPVC double glazed frosted front door, UPVC double glazed window, central heating radiator, spotlights, television point, electric fire and door to kitchen/dining area.

Kitchen/Dining Area
12'10 x 12'5 (3.91m x 3.78m)
UPVC double glazed window, central heating radiator, range of wood effect wall and base units with granite effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, integrated fridge freezer, plumbing for washing machine, under stairs storage, spotlights, integrated boiler, wood effect laminate flooring, oak door to stairs to first floor and UPVC double glazed frosted door to rear.

First Floor

Landing
7'7 x 5'9 (2.31m x 1.75m)
Central heating radiator, smoke detector, doors leading to two bedrooms, bathroom and stairs to second floor.

Bedroom One
14'8 x 10'5 (4.47m x 3.18m)
UPVC double glazed window, central heating radiator and under stairs storage.

Bedroom Two
11'5 x 7'1 (3.48m x 2.16m)
UPVC double glazed window, central heating radiator and fitted wardrobe.

Bathroom
8'5 x 7'9 (2.57m x 2.36m)
UPVC double glazed frosted window, central heating radiator, L-shaped panel bath with mixer tap, overhead direct feed rainfall shower with rinse head, pedestal wash basin with mixer tap, dual flush WC, tiled elevations, extractor fan and wood effect lino flooring.

Second Floor

Landing
6'3 x 5'4 (1.91m x 1.63m)
Door to bedroom three.

Bedroom Three
17'0 x 11'9 (5.18m x 3.58m)
UPVC double glazed window, two central heating radiators, spotlights and eave storage.

External

Rear
Enclosed yard.

Front

